

## Statement of Information

# Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

### Property offered for sale

Address  
Including suburb and  
postcode

4/46 Arthur Street, Aberfeldie Vic 3040

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$1,200,000

&

\$1,320,000

### Median sale price

Median price \$1,395,000

Property Type Townhouse

Suburb Aberfeldie

Period - From 14/08/2022

to

13/08/2023

Source REIV

### Comparable property sales (\*Delete A or B below as applicable)

**A\*** These are the three properties sold within two kilometres of the property for sale in the last six months that the estate agent or agent's representative considers to be most comparable to the property for sale.

	Address of comparable property	Price	Date of sale
1	1a Batman St ABERFELDIE 3040	\$1,395,000	21/03/2023
2	32A Fawkner St ABERFELDIE 3040	\$1,365,000	09/08/2023
3	2a Antares Ct ABERFELDIE 3040	\$1,225,000	31/03/2023

OR

~~**B\*** The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.~~

This Statement of Information was prepared on:

14/08/2023 10:32

4/46 Arthur Street, Aberfeldie Vic 3040



3 2 2

**Property Type:** Townhouse (Res)

**Land Size:** 227 sqm approx

**Agent Comments**

**Indicative Selling Price**

\$1,200,000 - \$1,320,000

**Median Townhouse Price**

14/08/2022 - 13/08/2023: \$1,395,000

## Comparable Properties



**1a Batman St ABERFELDIE 3040 (REI/VG)**

**Agent Comments**

3 2 2

**Price:** \$1,395,000

**Method:** Private Sale

**Date:** 21/03/2023

**Rooms:** 4

**Property Type:** Townhouse (Res)

**Land Size:** 326 sqm approx



**32A Fawkner St ABERFELDIE 3040 (REI)**

**Agent Comments**

4 2 2

**Price:** \$1,365,000

**Method:** Private Sale

**Date:** 09/08/2023

**Property Type:** Townhouse (Single)



**2a Antares Ct ABERFELDIE 3040 (REI/VG)**

**Agent Comments**

3 2 2

**Price:** \$1,225,000

**Method:** Private Sale

**Date:** 31/03/2023

**Property Type:** Townhouse (Single)

**Land Size:** 226 sqm approx

**Account - McDonald Upton** | P: 03 93759375 | F: 03 93792655



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