

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

437 Buckley Street, Aberfeldie Vic 3040

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between \$1,250,000 & \$1,350,000

Median sale price

Median price \$1,750,000 Property Type House Suburb Aberfeldie

Period - From 01/10/2022 to 30/09/2023 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	358 Buckley St ESSENDON 3040	\$1,340,000	14/10/2023
2	333 Buckley St ABERFELDIE 3040	\$1,300,000	11/11/2023
3	414 Buckley St ESSENDON WEST 3040	\$1,125,000	01/12/2023

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:

11/12/2023 16:28



3 2 2

Property Type: House (Res)

Land Size: 650 sqm approx

Agent Comments

3 bedroom house

Indicative Selling Price

\$1,250,000 - \$1,350,000

Median House Price

Year ending September 2023: \$1,750,000

Comparable Properties



358 Buckley St ESSENDON 3040 (REI)

3 2 1

Price: \$1,340,000

Method: Auction Sale

Date: 14/10/2023

Property Type: House (Res)

Land Size: 650 sqm approx

Agent Comments

Recent sale in the vicinity, same block size similar interior, Superior parking accommodation



333 Buckley St ABERFELDIE 3040 (REI)

4 1 1

Price: \$1,300,000

Method: Auction Sale

Date: 11/11/2023

Property Type: House (Res)

Land Size: 496 sqm approx

Agent Comments

Recent sale in the vicinity, superior location on Buckley Street, similar interior, inferior block size



414 Buckley St ESSENDON WEST 3040 (REI)

3 1 2

Price: \$1,125,000

Method: Private Sale

Date: 01/12/2023

Property Type: House

Land Size: 834 sqm approx

Agent Comments

Recent sale in the vicinity, Brick house superior block size on corner, original interior