## 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 437 Buckley Street, Aberfeldie Vic 3040 Including suburb and postcode

#### 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	Pro	perty 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

Add	dress 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 comparableproperties 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
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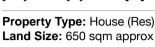


Christian Lonzi 8378 0500 0403 344 279

**Indicative Selling Price** \$1,250,000 - \$1,350,000 **Median House Price** Year ending September 2023: \$1,750,000

christianlonzi@jelliscraig.com.au





**Agent Comments** 3 bedroom house

## Comparable Properties



#### 358 Buckley St ESSENDON 3040 (REI)





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)





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)





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

Account - Jellis Craig | P: 03 8378 0500 | F: 03 8378 0555



