

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

46 Vida Street, Aberfeldie Vic 3040

Indicative selling price

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

Single price \$2,495,000

Median sale price

Median price \$1,840,000

Property Type House

Suburb Aberfeldie

Period - From 02/04/2023

to 01/04/2024

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	48 Arthur St ABERFELDIE 3040	\$2,811,000	16/03/2024
2	20 Brunel St ABERFELDIE 3040	\$2,810,000	02/03/2024
3	33 Beaver St ABERFELDIE 3040	\$2,550,000	20/12/2023

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:

02/04/2024 15:31



 4
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  2

Property Type: House (Res)
Agent Comments

Indicative Selling Price
 \$2,495,000

Median House Price
 02/04/2023 - 01/04/2024: \$1,840,000

Comparable Properties



48 Arthur St ABERFELDIE 3040 (REI)

Agent Comments

 4
  3
  2

Price: \$2,811,000
Method: Auction Sale
Date: 16/03/2024
Property Type: House (Res)
Land Size: 1014 sqm approx



20 Brunel St ABERFELDIE 3040 (REI)

Agent Comments

 4
  3
  2

Price: \$2,810,000
Method: Auction Sale
Date: 02/03/2024
Property Type: House (Res)
Land Size: 563 sqm approx



33 Beaver St ABERFELDIE 3040 (REI)

Agent Comments

 5
  3
  5

Price: \$2,550,000
Method: Private Sale
Date: 20/12/2023
Property Type: House
Land Size: 842 sqm approx

Account - Marston Pty Ltd



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