

## 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

48 ALLAN 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) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$1,500,000

&

\$1,650,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$1,600,000

Property type

House

Suburb

Aberfeldie

Period-from

01 Feb 2023

to

31 Jan 2024

Source

Corelogic

### 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 6 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

9 CLIFTON STREET ABERFELDIE VIC 3040	\$1,533,000	09-Dec-23
11 VIDA STREET ABERFELDIE VIC 3040	\$1,540,000	27-Nov-23
54 WAVERLEY STREET ABERFELDIE VIC 3040	\$1,520,000	21-Dec-23

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 6 months.~~

This Statement of Information was prepared on: 20 February 2024

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**9 CLIFTON STREET ABERFELDIE VIC 3040**

 3  1  2

Sold Price

**\$1,533,000**

Sold Date **09-Dec-23**

Distance **0.31km**



**11 VIDA STREET ABERFELDIE VIC 3040**

 2  1  1

Sold Price

<sup>RS</sup> **\$1,540,000**

Sold Date **27-Nov-23**

Distance **0.68km**



**54 WAVERLEY STREET ABERFELDIE VIC 3040**

 3  2  1

Sold Price

<sup>RS</sup> **\$1,520,000**

Sold Date **21-Dec-23**

Distance **1.3km**

RS = Recent sale

UN = Undisclosed Sale

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