Statement of Information Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Including suburb and postcode

Address 54 Waverley Street, Aberfeldie Vic 3040

Indicative selling price

For the meaning	of this price see	cons	sumer.vic.go	v.au	/underquot	ing		
Range betwee	\$1,575,000		&		\$1,675,000			
Median sale p	rice							
Median price	\$1,950,000	Pro	operty Type	Hou	se		Suburb	Aberfeldie
Period - From	01/04/2023	to	30/06/2023		So	urce	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.

Add	dress of comparable property	Price	Date of sale
1	20 Balmoral St ESSENDON 3040	\$1,730,000	27/05/2023
2	4 Marco Polo St ESSENDON 3040	\$1,650,000	20/04/2023
3	13 Waverley St ESSENDON 3040	\$1,560,000	19/06/2023

OR

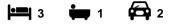
B* The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.

This Statement of Information was prepared on:

12/09/2023 11:53







Rooms: 5 Property Type: House Land Size: 698 sqm approx Agent Comments

Indicative Selling Price \$1,575,000 - \$1,675,000 Median House Price June guarter 2023: \$1,950,000

Comparable Properties



20 Balmoral St ESSENDON 3040 (REI)





Price: \$1,730.000 Method: Auction Sale Date: 27/05/2023 Rooms: 5 Property Type: House (Res) Land Size: 491 sqm approx

4 Marco Polo St ESSENDON 3040 (REI/VG)



Price: \$1,650,000 Method: Private Sale Date: 20/04/2023 Property Type: House Land Size: 461 sqm approx

13 Waverley St ESSENDON 3040 (REI)



6 3

Agent Comments

Agent Comments

Agent Comments

Price: \$1,560,000 Method: Private Sale Date: 19/06/2023 Property Type: House Land Size: 613 sqm approx

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



propertydata

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