

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 54 Waverley Street, Aberfeldie Vic 3040

Indicative selling price

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

Range between \$1,575,000 & \$1,675,000

Median sale price

Median price \$1,950,000 Property Type House Suburb Aberfeldie

Period - From 01/04/2023 to 30/06/2023 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	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

54 Waverley Street, Aberfeldie Vic 3040



3 1 2

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 quarter 2023: \$1,950,000

Comparable Properties



20 Balmoral St ESSENDON 3040 (REI)

Agent Comments

4 2 2

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)

Agent Comments

5 1 2

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)

Agent Comments

5 2 3

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



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