

## STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



**59 CLIFTON STREET, ABERFELDIE, VIC**

4 3 2

Indicative Selling Price

For the meaning of this price see [consumer.vic.au/underquoting](http://consumer.vic.au/underquoting)

Single Price: **\$2,500,000**

Provided by: david mogford, Nelson Alexander Ascot Vale

## MEDIAN SALE PRICE



**ABERFELDIE, VIC, 3040**

Suburb Median Sale Price (House)

**\$1,550,000**

01 January 2023 to 31 December 2023

Provided by: pricefinder

## COMPARABLE PROPERTIES

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.



**27 WALTER ST, ASCOT VALE, VIC 3032**

4 3 2

Sale Price

**\*\*\$2,085,000**

Sale Date: 22/02/2024

Distance from Property: 1.7km



**58 BRADSHAW ST, ESSENDON, VIC 3040**

4 2 2

Sale Price

**\*\$2,380,000**

Sale Date: 24/12/2023

Distance from Property: 1.6km



**206 THE PDE, ASCOT VALE, VIC 3032**

4 2 1

Sale Price

**\$2,100,000**

Sale Date: 05/10/2023

Distance from Property: 1.8km



This report has been compiled on 23/02/2024 by Nelson Alexander Ascot Vale. Property Data Solutions Pty Ltd 2024 - [www.pricefinder.com.au](http://www.pricefinder.com.au)

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## Statement of Information

# Single residential property located in the Melbourne metropolitan area

### Sections 47AF of the Estate Agents Act

**Instructions:** The instructions in this box do not form part of this Statement of Information and are not required to be included in the completed Statement of Information for the property being offered for sale.

The Director of Consumer Affairs Victoria has approved this form of the Statement of Information for section 47AF of the *Estate Agents Act 1980*.

The estate agent or agent's representative engaged to sell the property is required to prepare this Statement of Information. It must be used when **a single residential property located in the Melbourne metropolitan area** is being offered for sale. The Determination setting out the local government areas that comprise the Melbourne metropolitan area is published on the Consumer Affairs Victoria website at **consumer.vic.gov.au/underquoting**. The indicative selling price in this Statement of Information may be expressed as a single price, or as a price range with the difference between the upper and lower amounts not more than 10% of the lower amount.

This Statement of Information must be provided to a prospective buyer within two business days of a request and displayed at any open for inspection for the property for sale.

It is recommended that the address of the property being offered for sale be checked at [services.land.vic.gov.au/landchannel/content/addressSearch](https://services.land.vic.gov.au/landchannel/content/addressSearch) before being entered in this Statement of Information.

### Property offered for sale

Address  
Including suburb and  
postcode

59 CLIFTON STREET, ABERFELDIE, VIC 3040


### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](https://consumer.vic.gov.au/underquoting)

Single Price: \$2,500,000

### Median sale price

Median price \$1,550,000 Property type House Suburb ABERFELDIE

Period 01 January 2023 to 31 December 2023 Source 

### Comparable property sales

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
27 WALTER ST, ASCOT VALE, VIC 3032	**\$2,085,000	22/02/2024
58 BRADSHAW ST, ESSENDON, VIC 3040	*\$2,380,000	24/12/2023
206 THE PDE, ASCOT VALE, VIC 3032	\$2,100,000	05/10/2023

This Statement of Information was prepared on: 23/02/2024