

# 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

73 Fawkner 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)

Range between \$2,800,000 & \$3,000,000

### Median sale price

Median price \$1,840,000 Property Type House Suburb Aberfeldie

Period - From 01/04/2023 to 31/03/2024 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	11 Ramsay St ABERFELDIE 3040	\$2,880,000	12/12/2023
2	20 Brunel St ABERFELDIE 3040	\$2,810,000	02/03/2024
3	55 Richardson St ESSENDON 3040	\$2,711,000	02/03/2024

**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:

23/04/2024 22:46



5 3 4

**Property Type:** House  
**Land Size:** 564 sqm approx

**Agent Comments**

5 Bedroom house with pool and double car garage

**Indicative Selling Price**

\$2,800,000 - \$3,000,000

**Median House Price**

Year ending March 2024: \$1,840,000

## Comparable Properties



**11 Ramsay St ABERFELDIE 3040 (REI/VG)**

5 5 4

**Price:** \$2,880,000  
**Method:** Private Sale  
**Date:** 12/12/2023  
**Property Type:** House  
**Land Size:** 869 sqm approx

**Agent Comments**

Superior as a larger block of land but inferior quality of home.



**20 Brunel St ABERFELDIE 3040 (REI)**

4 3 2

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

**Agent Comments**

Superior as a newer home but inferior in quality.



**55 Richardson St ESSENDON 3040 (REI)**

4 2 4

**Price:** \$2,711,000  
**Method:** Auction Sale  
**Date:** 02/03/2024  
**Property Type:** House (Res)

**Agent Comments**

Superior location but inferior age and renovation.

**Account - Jellis Craig** | P: 03 8378 0500 | F: 03 8378 0555