### 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	73 Fawkner Street, Aberfeldie Vic 3040
Including suburb and	
postcode	
postcode	

#### Indicative selling price

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

Trailige between \$\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\	Range between	\$2,800,000	&	\$3,000,000
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#### Median sale price

Median price	\$1,840,000	Pro	perty 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





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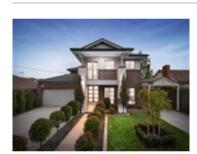
**Indicative Selling Price** \$2,800,000 - \$3,000,000 **Median House Price** Year ending March 2024: \$1,840,000



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

5 Bedroom house with pool and double car garage

# Comparable Properties



11 Ramsay St ABERFELDIE 3040 (REI/VG)





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)







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)





Price: \$2,711,000 Method: Auction Sale Date: 02/03/2024

Property Type: House (Res)

Agent Comments

Superior location but inferior age and renovation.

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