

# 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

75 Clifton 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 \$1,600,000 & \$1,760,000

### Median sale price

Median price \$1,725,000 Property Type House Suburb Aberfeldie

Period - From 20/11/2022 to 19/11/2023 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.

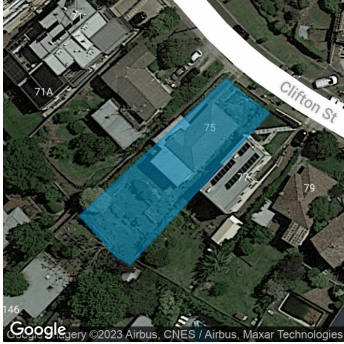
	Address of comparable property	Price	Date of sale
1	32 St Kinnord St ABERFELDIE 3040	\$1,840,000	27/05/2023
2	100 Fawkner St ABERFELDIE 3040	\$1,800,500	29/05/2023
3	1 Mcphail St ESSENDON 3040	\$1,750,000	08/11/2023

**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:

20/11/2023 14:36



**Property Type:**  
Agent Comments

**Indicative Selling Price**  
\$1,600,000 - \$1,760,000  
**Median House Price**  
20/11/2022 - 19/11/2023: \$1,725,000

## Comparable Properties



**32 St Kinnord St ABERFELDIE 3040 (REI)**

Agent Comments



**Price:** \$1,840,000  
**Method:** Auction Sale  
**Date:** 27/05/2023  
**Rooms:** 4  
**Property Type:** House (Res)



**100 Fawkner St ABERFELDIE 3040 (REI)**

Agent Comments



**Price:** \$1,800,500  
**Method:** Private Sale  
**Date:** 29/05/2023  
**Property Type:** House  
**Land Size:** 666 sqm approx



**1 Mcphail St ESSENDON 3040 (REI)**

Agent Comments



**Price:** \$1,750,000  
**Method:** Sold Before Auction  
**Date:** 08/11/2023  
**Property Type:** House (Res)  
**Land Size:** 675 sqm approx

Account - Love & Co



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