

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

8 Hamlyn Street, Aberfeldie Vic 3040

Indicative selling price

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

Range between \$2,100,000

&

\$2,300,000

Median sale price

Median price \$1,750,250

Property Type House

Suburb Aberfeldie

Period - From 01/01/2023

to 31/12/2023

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		
2		
3		

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:

26/02/2024 15:25

8 Hamlyn Street, Aberfeldie Vic 3040

**Jellis
Craig**

Christian Lonzi
8378 0500
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Property Type: House
Land Size: 605 sqm approx

Agent Comments

Build 4 Bedroom plus study, 3 Bathroom, Double Car Garage 2 car off street parking
Approx. 605sqm

Indicative Selling Price
\$2,100,000 - \$2,300,000

Median House Price
Year ending December 2023: \$1,750,250

Comparable Properties

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.

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



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