

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
49 Brunel Street, Aberfeldie Vic 3040

Indicative selling price

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

Range between \$1,650,000 & \$1,815,000

Median sale price

Median price \$1,345,500 House Unit Suburb Aberfeldie

Period - From 01/07/2016 to 30/06/2017 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	10 Caroline St ABERFELDIE 3040	\$1,830,000	23/09/2017
2	5 Aroona Ct ABERFELDIE 3040	\$1,680,000	21/07/2017
3	13 Valencia St ABERFELDIE 3040	\$1,650,000	13/09/2017

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.~~

49 Brunel Street, Aberfeldie Vic 3040



 3  2  2

Rooms: 7

Property Type: Double Fronted

Land Size: 760 sqm approx

Agent Comments

A spacious home on an excellent parcel of land situated approximately 100 meters to the Maribyrnong River. Walk to schools, parks and more. Bus close by. Possible re-development site and or new home site. Great opportunity.

Indicative Selling Price

\$1,650,000 - \$1,815,000

Median House Price

Year ending June 2017: \$1,345,500

Beautifully positioned a stroll to the Maribyrnong River this property on land 760m2 offers excellent potential. Occupy, re-build or re-develop.

Comparable Properties



10 Caroline St ABERFELDIE 3040 (REI)

Agent Comments

 5  4  4

Price: \$1,830,000

Method: Auction Sale

Date: 23/09/2017

Rooms: -

Property Type: House (Res)



5 Aroona Ct ABERFELDIE 3040 (REI)

Agent Comments

 3  2  2

Price: \$1,680,000

Method: Sold Before Auction

Date: 21/07/2017

Rooms: 4

Property Type: House (Res)

Land Size: 673 sqm approx



13 Valencia St ABERFELDIE 3040 (REI)

Agent Comments

 4  2  1

Price: \$1,650,000

Method: Sold Before Auction

Date: 13/09/2017

Rooms: 4

Property Type: House (Res)

Land Size: 484 sqm approx