

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

7 Beaver Street, Aberfeldie Vic 3040

Indicative selling price

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

Range between \$2,100,000 & \$2,250,000

Median sale price

Median price \$1,520,000 Property Type House Suburb Aberfeldie

Period - From 17/06/2019 to 16/06/2020 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	55 Robb St ESSENDON 3040	\$2,250,000	14/05/2020
2	24 Robb St ESSENDON 3040	\$2,040,000	28/02/2020
3	4 Grace St MOONEE PONDS 3039	\$2,010,000	14/04/2020

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: 17/06/2020 12:40

7 Beaver Street, Aberfeldie Vic 3040



 4  2  2

Property Type:
Land Size: 542 sqm approx
Agent Comments

Indicative Selling Price
\$2,100,000 - \$2,250,000
Median House Price
17/06/2019 - 16/06/2020: \$1,520,000

Comparable Properties



55 Robb St ESSENDON 3040 (REI)

Agent Comments

 4  3  1

Price: \$2,250,000
Method: Private Sale
Date: 14/05/2020
Property Type: House



24 Robb St ESSENDON 3040 (REI/VG)

Agent Comments

 5  2  10

Price: \$2,040,000
Method: Private Sale
Date: 28/02/2020
Rooms: 7
Property Type: House
Land Size: 766 sqm approx



4 Grace St MOONEE PONDS 3039 (REI/VG)

Agent Comments

 4  4  3

Price: \$2,010,000
Method: Private Sale
Date: 14/04/2020
Property Type: House (Res)
Land Size: 286 sqm approx

Account - McDonald Upton | P: 03 93759375 | F: 03 93792655



The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.