

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 3/7 Fawkner Street, Aberfeldie Vic 3040

Indicative selling price

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

Range between \$300,000 & \$320,000

Median sale price

Median price \$975,000 Property Type Unit Suburb Aberfeldie

Period - From 21/07/2019 to 20/07/2020 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	9/39 St Kinnord St ABERFELDIE 3040	\$308,000	24/06/2020
2	11/37 St Kinnord St ABERFELDIE 3040	\$300,000	29/02/2020
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: 21/07/2020 14:26



Property Type:
Flat/Unit/Apartment (Res)
Agent Comments

Indicative Selling Price
\$300,000 - \$320,000
Median Unit Price
21/07/2019 - 20/07/2020: \$975,000

Comparable Properties



9/39 St Kinnord St ABERFELDIE 3040 (REI)

Agent Comments



Price: \$308,000
Method: Private Sale
Date: 24/06/2020
Property Type: Apartment



11/37 St Kinnord St ABERFELDIE 3040
(REI/VG)

Agent Comments



Price: \$300,000
Method: Auction Sale
Date: 29/02/2020
Property Type: Apartment

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.