

Statement of Information

Single residential property located outside the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb or
locality and postcode

33 Aberdeen Street, Aberfeldie Vic 3040

Indicative selling price

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

Range between \$1,550,000 & \$1,650,000

Median sale price

Median price \$1,692,500 Property Type House Suburb Aberfeldie

Period - From 01/10/2019 to 30/09/2020 Source REIV

Comparable property sales (*Delete A or B below as applicable)

A* These are the three properties sold within five kilometres of the property for sale in the last 18 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	28 Wordsworth St MOONEE PONDS 3039	\$1,628,000	21/10/2020
2	8 Warner St ESSENDON 3040	\$1,627,500	16/10/2020
3	13 Tennyson St MOONEE PONDS 3039	\$1,550,000	06/11/2020

OR

B* ~~The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within five kilometres of the property for sale in the last 18 months.~~

This Statement of Information was prepared on: 16/11/2020 10:18