

11/8 Arthur Street, Aberfeldie Vic 3040



2 Bed 1 Bath 1 Car

Property Type: Strata Unit/Flat

Indicative Selling Price

\$489,000

Median Unit Price

Year ending March 2018: \$760,000

Comparable Properties



5/3 Violet Street, Essendon 3040 (REI/VG)

2 Bed 1 Bath

Price: \$502,000

Method: Auction Sale

Date: 24/02/2018

Property Type: Apartment

Agent Comments: Similar accommodation with balcony and off-street parking.



1/48 Scotia Street, Moonee Ponds 3039 (REI)

2 Bed 1 Bath

Price: \$495,000

Method: Auction Sale

Date: 24/02/2018

Property Type: Apartment

Agent Comments: Similar size with off-street parking.



4/19 Ballater Street, Essendon 3040 (REI)

2 Bed 1 Bath 1 Car

Price: \$468,000

Method: Auction Sale

Date: 03/03/2018

Property Type: Apartment

Agent Comments: Similar accommodation with off-street parking. Inferior location.

Statement of Information

Internet advertising for single residential property located within or outside the Melbourne metropolitan area

Sections 47AF of the *Estate Agents Act 1980*

Property offered for sale

Address Including suburb or locality and postcode	11/8 Arthur Street, Aberfeldie Vic 3040
---	---

Indicative selling price

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

Single Price	\$489,000
--------------	-----------

Median sale price

Median price	\$760,000	Unit	X	Suburb	Essendon
Period - From	01/04/2017	to	31/03/2018	Source	REIV

Comparable property sales

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
5/3 Violet Street, ESSENDON 3040	\$502,000	24/02/2018
1/48 Scotia Street, MOONEE PONDS 3039	\$495,000	24/02/2018
4/19 Ballater Street, ESSENDON 3040	\$468,000	03/03/2018