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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 locality and postcode

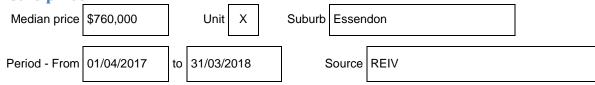
Including suburb or 11/8 Arthur Street, Aberfeldie Vic 3040

Indicative selling price

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

Single Price \$489,000

Median sale price



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

