Statement of Information Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Including suburb and postcode

Address 86 Clifton Street, Aberfeldie Vic 3040

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting									
Range betweer	ו \$2,750,000		&		\$2,950,000				
Median sale price									
Median price	\$1,950,000	Pro	Property Type		House		Suburb	Aberfeldie	
Period - From	01/01/2024	to	31/12/2024		So	ource	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 sixmonths 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	34a Scott St ESSENDON 3040	\$2,754,000	26/10/2024
2	9 Lyon St ESSENDON 3040	\$2,910,000	13/11/2024
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:

03/02/2025 10:36









Property Type: House Agent Comments

Indicative Selling Price \$2,750,000 - \$2,950,000 Median House Price Year ending December 2024: \$1,950,000

Comparable Properties

34a Scott St ESSENDON 3040 (REI) 4 3 3 2 Price: \$2,754,000 Method: Auction Sale Date: 26/10/2024 Property Type: House (Res) Land Size: 368 sqm approx	Agent Comments
9 Lyon St ESSENDON 3040 (REI) 4 3 6 3 Price: \$2,910,000 Method: Sold Before Auction Date: 13/11/2024 Property Type: House (Res)	Agent Comments

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.

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



The State of Victoria owns the copyright in the property sales data and reproduction of that data in any way without the consent of the State of Victoria will constitute a breach of the Copyright Act 1968 (Cth). The State of Victoria does not warrant the accuracy or completeness of the licensed material and any person using or relying upon such information does so on the basis that the State of Victoria accepts no responsibility or liability whatsoever for any errors, faults, defects or omissions in the information supplied. This information is supplied by Property Data Pty Ltd on behalf of the Real Estate Institute of Victoria. 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.