

## 11 Tilba Street, Aberfeldie Vic 3040



**2 Bed 1 Bath 2 Car**

**Rooms:** 5

**Property Type:** House (Previously Occupied - Detached)

**Land Size:** 613 sqm

**Indicative Selling Price**

\$1,500,000 - \$1,600,000

**Median House Price**

Year ending December 2023:

\$1,750,250

## Comparable Properties



### 107 Fawkner Street, Aberfeldie 3040 (REI/VG)

**4 Bed 1 Bath 2 Car**

**Price:** \$1,652,000

**Method:** Private Sale

**Date:** 23/11/2023

**Property Type:** House

**Land Size:** 755 sqm approx

**Agent Comments:** Irregular shaped block with comfortable older residence



### 11 Vida Street, Aberfeldie 3040 (REI)

**2 Bed 1 Bath 1 Car**

**Price:** \$1,540,000

**Method:** Private Sale

**Date:** 27/11/2023

**Property Type:** House

**Land Size:** 607 sqm aprox

**Agent Comments:** 2 bedroom older weatherboard on similar sized land



### 9 Clifton Street, Aberfeldie 3040 (REI)

**3 Bed 1 Bath 2 Car**

**Price:** \$1,533,000

**Method:** Auction Sale

**Date:** 09/12/2023

**Property Type:** House (Res)

**Land Size:** 608 sqm aprox

**Agent Comments:** Unrenovated residence on similar sized block

## 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 Tilba Street, Aberfeldie Vic 3040

#### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$1,500,000 & \$1,600,000

#### Median sale price

Median price \$1,750,250 House x Suburb Aberfeldie

Period - From 01/01/2023 to 31/12/2023 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
107 Fawkner Street, ABERFELDIE 3040	\$1,652,000	23/11/2023
11 Vida Street, ABERFELDIE 3040	\$1,540,000	27/11/2023
9 Clifton Street, ABERFELDIE 3040	\$1,533,000	09/12/2023

This Statement of Information was prepared on:

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