Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

	3/23 Ramsay Street, Aberfeldie Vic 3040
Including suburb and	
postcode	

Indicative selling price

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

Range between	\$640,000	&	\$680,000

Median sale price

Median price	\$745,000	Pro	perty Type U	nit		Suburb	Aberfeldie
Period - From	22/01/2024	to	21/01/2025	So	urce	Property	/ Data

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 six months that the estate agent or agent's representative considers to be most comparable to the property for sale.

Address of comparable property

Add	dress of comparable property	Price	Date of sale
1	4/19 Ogilvie St ESSENDON 3040	\$700,000	05/12/2024
2	6/70 Richardson St ESSENDON 3040	\$625,000	29/11/2024
3	4/14 Braemar St ESSENDON 3040	\$641,000	16/11/2024

OR

B* The estate agent or agent's representative reasonably believes that fewer than three comparableproperties were sold within two kilometres of the property for sale in the last six months.

This Statement of Information was prepared on:	22/01/2025 09:14





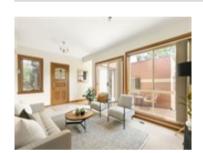




Property Type: Unit **Agent Comments**

Indicative Selling Price \$640,000 - \$680,000 **Median Unit Price** 22/01/2024 - 21/01/2025: \$745,000

Comparable Properties



4/19 Ogilvie St ESSENDON 3040 (REI)

Price: \$700,000 Method: Private Sale Date: 05/12/2024 Property Type: Unit

Agent Comments



6/70 Richardson St ESSENDON 3040 (REI)

2

Price: \$625,000

Date: 29/11/2024



Method: Sold Before Auction

Property Type: Townhouse (Res)



Agent Comments

4/14 Braemar St ESSENDON 3040 (REI)



Price: \$641,000 Method: Auction Sale

Date: 16/11/2024 Property Type: Unit Agent Comments

Account - Biggin & Scott | P: 03 9317 5577



