

Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode

93 Clifton Street, Aberfeldie Vic 3040

Indicative selling price

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

Range between \$3,300,000

&

\$3,450,000

Median sale price

Median price \$2,035,000

Property Type House

Suburb Aberfeldie

Period - From 01/10/2021

to

30/09/2022

Source 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 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
1	8 Roberts St ESSENDON 3040	\$3,750,057	16/06/2022
2	57 Nimmo St ESSENDON 3040	\$3,350,000	27/05/2022
3	25 Locke St ESSENDON 3040	\$3,300,000	21/05/2022

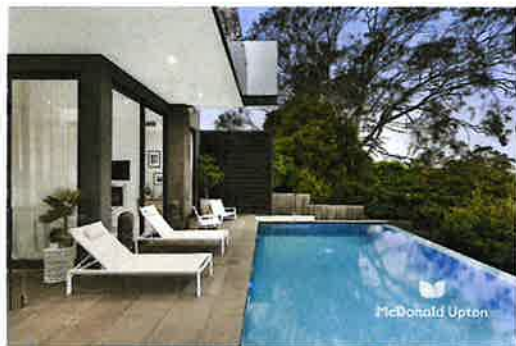
OR

~~**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:

11/11/2022 13:22

93 Clifton Street, Aberfeldie Vic 3040



5 5 4

Property Type: House

Agent Comments

Indicative Selling Price

\$3,300,000 - \$3,450,000

Median House Price

Year ending September 2022: \$2,035,000

Stunning home laden with extras and situated high above the Maribyrnong River. Ideal entertainers home set on 5 levels and overlooking a sparkling pool.

Comparable Properties



8 Roberts St ESSENDON 3040 (VG)

Agent Comments

4 - -

Price: \$3,750,057

Method: Sale

Date: 16/06/2022

Property Type: House (Res)

Land Size: 1011 sqm approx



57 Nimmo St ESSENDON 3040 (VG)

Agent Comments

5 - -

Price: \$3,350,000

Method: Sale

Date: 27/05/2022

Property Type: House (Res)

Land Size: 702 sqm approx



25 Locke St ESSENDON 3040 (REI)

Agent Comments

5 3 5

Price: \$3,300,000

Method: Auction Sale

Date: 21/05/2022

Property Type: House (Res)

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



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