## 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 23 Clifton Street, Aberfeldie Vic 3040

#### Indicative selling price

| For the meaning | of this price see | cons | sumer.vic.go | ov.au/ | /underquot  | ting |        |            |
|-----------------|-------------------|------|--------------|--------|-------------|------|--------|------------|
| Range betwee    | \$4,300,000       |      | &            |        | \$4,700,000 |      |        |            |
| Median sale p   | rice              |      |              |        |             |      |        |            |
| Median price    | \$1,950,000       | Pro  | operty Type  | Hou    | se          |      | Suburb | Aberfeldie |
| Period - From   | 01/01/2024        | to   | 31/12/2024   |        | So          | urce | 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                              |       |              |
| 2                              |       |              |
| 3                              |       |              |

#### OR

**B**<sup>\*</sup> 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.

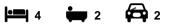
This Statement of Information was prepared on:

29/01/2025 10:12









Rooms: 6 Property Type: House Land Size: 764 sqm approx Agent Comments Indicative Selling Price \$4,300,000 - \$4,700,000 Median House Price Year ending December 2024: \$1,950,000

# **Comparable Properties**

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



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