

# 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

9/39 St Kinnord 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)

Single price

\$319,900

### Median sale price

Median price

\$671,000

Property Type

Unit

Suburb

Aberfeldie

Period - From

26/04/2020

to

25/04/2021

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	13/51 Buckley St MOONEE PONDS 3039	\$320,000	05/12/2020
2	12/39 St Kinnord St ABERFELDIE 3040	\$310,000	24/02/2021
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:

26/04/2021 09:34

9/39 St Kinnord Street, Aberfeldie Vic 3040



1 bed 1 bath 1 car

Property Type: Apartment

Agent Comments

Indicative Selling Price

\$319,900

Median Unit Price

26/04/2020 - 25/04/2021: \$671,000

## Comparable Properties



13/51 Buckley St MOONEE PONDS 3039 (REI/VG)

Agent Comments

1 bed 1 bath 1 car

Price: \$320,000

Method: Sold Before Auction

Date: 05/12/2020

Property Type: Apartment



12/39 St Kinnord St ABERFELDIE 3040 (REI)

Agent Comments

1 bed 1 bath 1 car

Price: \$310,000

Method: Sold Before Auction

Date: 24/02/2021

Rooms: 2

Property Type: Apartment

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.

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