

## 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

19 CLIFTON 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) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$2,400,000

&

\$2,600,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$1,652,250

Property type

House

Suburb

Aberfeldie

Period-from

01 Jul 2023

to

30 Jun 2024

Source

Corelogic

### 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 6 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

48 ARTHUR STREET ABERFELDIE VIC 3040	\$2,811,000	16-Mar-24
101 ROBERTS STREET ESSENDON VIC 3040	\$2,660,000	29-Jun-24
108 MCCRACKEN STREET ESSENDON VIC 3040	\$2,520,000	20-Jun-24

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 6 months.~~

This Statement of Information was prepared on: 26 July 2024



**48 ARTHUR STREET ABERFELDIE  
VIC 3040**

 4  3  2

Sold Price <sup>RS</sup> **\$2,811,000** Sold Date **16-Mar-24**

Distance **0.12km**



**101 ROBERTS STREET ESSENDON  
VIC 3040**

 3  1  2

Sold Price <sup>RS</sup> **\$2,660,000** Sold Date **29-Jun-24**

Distance **1.57km**



**108 MCCRACKEN STREET  
ESSENDON VIC 3040**

 7  2  2

Sold Price <sup>RS</sup> **\$2,520,000** <sup>UN</sup> Sold Date **20-Jun-24**

Distance **1.98km**

RS = Recent sale      UN = Undisclosed Sale

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