

## STATEMENT OF INFORMATION

# Single residential property located in the Melbourne metropolitan area.

Sections 47AF of the *Estate Agents Act 1980*

### Property offered for sale

Address  
Including suburb and  
postcode 33 Arthur Street, Aberfeldie, 3040

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$1,320,000 & \$1,390,000

### Median sale price

Median price \$1,720,000 House ☒ Suburb Aberfeldie

Period - From 01.07.2018 to 30.09.2018

Source REIV propertydata.com.au/RPData/Core  
Logic

### Comparable property sales

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. 53 Fawkner Street, Aberfeldie	\$1,500,000	03/10/18
2. 14 Allan Street, Aberfeldie	\$1,650,000	1/6/18
3. 22 Clifton Street, Aberfeldie	\$1,400,000	15/9/18

Property data source: REIV propertydata.com.au/RPData/CoreLogic. Generated on 7 November 2018.