

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

75 Clifton Street, Aberfeldie Vic 3040

Indicative selling price

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

Single price

\$1,600,000

Median sale price

Median price

\$1,840,000

Property Type

House

Suburb

Aberfeldie

Period - From

30/04/2023

to

29/04/2024

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	2 Valencia St ABERFELDIE 3040	\$1,546,888	10/04/2024
2	9 Clifton St ABERFELDIE 3040	\$1,533,000	09/12/2023
3	30 Hoffmans Rd ESSENDON 3040	\$1,500,000	02/01/2024

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:

30/04/2024 09:56



Property Type:
Agent Comments

Indicative Selling Price
\$1,600,000
Median House Price
30/04/2023 - 29/04/2024: \$1,840,000

Comparable Properties

2 Valencia St ABERFELDIE 3040 (REI)

Agent Comments



Price: \$1,546,888
Method: Private Sale
Date: 10/04/2024
Property Type: House (Res)



9 Clifton St ABERFELDIE 3040 (REI)

Agent Comments



Price: \$1,533,000
Method: Auction Sale
Date: 09/12/2023
Property Type: House (Res)
Land Size: 608 sqm approx



30 Hoffmans Rd ESSENDON 3040 (REI)

Agent Comments



Price: \$1,500,000
Method: Private Sale
Date: 02/01/2024
Property Type: House
Land Size: 867 sqm approx

Account - Love & Co