

## 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

4 WAVERLEY 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

\$1,600,000

&

\$1,660,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$1,877,500

Property type

House

Suburb

Aberfeldie

Period-from

01 Jan 2024

to

31 Dec 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

97 FAWKNER STREET ABERFELDIE VIC 3040	\$1,735,000	12-Dec-24
34 LINCOLN ROAD ESSENDON VIC 3040	\$1,605,000	11-Oct-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: 31 January 2025



**97 FAWKNER STREET  
ABERFELDIE VIC 3040**

5 2 2

Sold Price <sup>RS</sup> **\$1,735,000** <sup>UN</sup> Sold Date **12-Dec-24**

Distance **1.11km**



**34 LINCOLN ROAD ESSENDON VIC  
3040**

4 1 2

Sold Price **\$1,605,000** Sold Date **11-Oct-24**

Distance **0.49km**

**RS** = Recent sale      **UN** = Undisclosed Sale

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