

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

51 Vida Street, Aberfeldie Vic 3040

Indicative selling price

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

Single price

\$1,800,000

Median sale price

Median price

\$2,172,500

Property Type

House

Suburb

Aberfeldie

Period - From

01/07/2024

to

30/09/2024

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	14 Hopetoun St MOONEE PONDS 3039	\$1,700,000	27/11/2024
2	2/22 Ruby St ESSENDON WEST 3040	\$1,816,000	22/10/2024
3	64a Deakin St ESSENDON 3040	\$1,800,000	07/09/2024

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:

20/12/2024 09:21



 4  3  3

Property Type: House (Res)

Agent Comments

Indicative Selling Price

\$1,800,000

Median House Price

September quarter 2024: \$2,172,500

Comparable Properties



14 Hopetoun St MOONEE PONDS 3039 (REI)

Agent Comments

 3  1  3

Price: \$1,700,000

Method: Private Sale

Date: 27/11/2024

Property Type: House

Land Size: 812 sqm approx



2/22 Ruby St ESSENDON WEST 3040 (REI)

Agent Comments

 4  3  2

Price: \$1,816,000

Method: Sold Before Auction

Date: 22/10/2024

Property Type: House (Res)



64a Deakin St ESSENDON 3040 (REI/VG)

Agent Comments

 4  2  2

Price: \$1,800,000

Method: Private Sale

Date: 07/09/2024

Property Type: House (Res)

Land Size: 434 sqm approx

Account - McDonald Upton | P: 03 93759375 | F: 03 93792655