

## 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

2/1 Allan 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)

Range between \$700,000

&amp;

\$770,000

## Median sale price

Median price \$535,000

House

Unit

X

Suburb

Aberfeldie

Period - From 01/07/2018

to

30/06/2019

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	4/72 Nimmo St ESSENDON 3040	\$770,000	19/07/2019
2	36a Hampton Rd ESSENDON WEST 3040	\$715,000	12/05/2019
3	3/17 Afton St ABERFELDIE 3040	\$645,000	11/04/2019

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.



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**Rooms:**

**Property Type:** Townhouse (Res)

Agent Comments

## Comparable Properties



**4/72 Nimmo St ESSENDON 3040 (REI)**

Agent Comments

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**Price:** \$770,000

**Method:** Sold Before Auction

**Date:** 19/07/2019

**Rooms:** 5

**Property Type:** Townhouse (Res)



**36a Hampton Rd ESSENDON WEST 3040 (REI)** Agent Comments

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**Price:** \$715,000

**Method:** Private Sale

**Date:** 12/05/2019

**Rooms:** -

**Property Type:** Townhouse (Single)



**3/17 Afton St ABERFELDIE 3040 (REI)**

Agent Comments

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**Price:** \$645,000

**Method:** Private Sale

**Date:** 11/04/2019

**Rooms:** -

**Property Type:** Townhouse (Single)