

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

5 ARTHUR STREET ABERFELDIE VIC 3040

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$1,850,000

&

\$1,950,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$1,975,000

Property type

House

Suburb

Aberfeldie

Period-from

01 Mar 2024

to

28 Feb 2025

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

2/22 RUBY STREET ESSENDON WEST VIC 3040	1816000	23-Oct-24
85 HOLMES ROAD MOONEE PONDS VIC 3039	1825000	27-Feb-25
3 BREAM STREET MARIBYRNONG VIC 3032	1990000	04-Feb-25

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.~~

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2/22 RUBY STREET ESSENDON WEST VIC 3040

 4  3  2

Sold Price ^{RS} **1816000** Sold Date **23-Oct-24**

Distance **0.99km**



85 HOLMES ROAD MOONEE PONDS VIC 3039

 4  3  2

Sold Price ^{RS} **1825000** ^{UN} Sold Date **27-Feb-25**

Distance **1.81km**



3 BREAM STREET MARIBYRNONG VIC 3032

 4  2  2

Sold Price ^{RS} **1990000** Sold Date **04-Feb-25**

Distance **0.93km**

RS = Recent sale UN = Undisclosed Sale

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