

33 Clifton Street, Aberfeldie Vic 3040



3 Bed 2 Bath 2 Car

Property Type: House (Res)

Land Size: 806 sqm approx

Indicative Selling Price

\$1,749,000

Median House Price

Yea ending December 2022:

\$1,945,000

Comparable Properties



15 Beaver Street, Aberfeldie 3040 (REI)

- Bed - Bath - Car

Price: \$1,850,000

Method: Private Sale

Date: 11/01/2023

Property Type: Land (Res)

Land Size: 662 sqm approx

Agent Comments: Corner block Smaller land size Superior location Comparable property



9 Afton Street, Aberfeldie 3040 (REI)

3 Bed 1 Bath 2 Car

Price: \$1,750,000

Method: Auction Sale

Date: 17/12/2022

Property Type: House (Res)

Land Size: 750 sqm approx

Agent Comments: Corner block Smaller land size Inferior location Inferior property/site

Statement of Information

Internet advertising for single residential property located within or outside the Melbourne metropolitan area

Sections 47AF of the *Estate Agents Act 1980*

Property offered for sale

Address
Including suburb or
locality and postcode

33 Clifton Street, Aberfeldie Vic 3040

Indicative selling price

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

Single price

\$1,749,000

Median sale price

Median price

\$1,945,000

House

x

Suburb

Aberfeldie

Period - From

01/01/2022

to

31/12/2022

Source

REIV

Comparable property sales

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
15 Beaver Street, ABERFELDIE 3040	\$1,850,000	11/01/2023
9 Afton Street, ABERFELDIE 3040	\$1,750,000	17/12/2022

This Statement of Information was prepared on:

27/03/2023