

STATEMENT OF INFORMATION

FOR SINGLE RESIDENTIAL PROPERTY LOCATED WITHIN OR
OUTSIDE THE MELBOURNE METROPOLITAN AREA

Sections 47AF of the Estate Agents Act 1980

PROPERTY OFFERED FOR SALE

48 St Kinnord Street, Aberfeldie, VIC 3040

INDICATIVE SELLING PRICE

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

Range Between \$1,100,000 & \$1,210,000

MEDIAN SALE PRICE

Median price \$1,345,000 | House | Aberfeldie (3040)

Period - From 1 January 2017 to 30 June 2017 | 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
86 WAVERLEY ST, MOONEE PONDS VIC 3039	\$1,250,000	13/09/2017
13 HUDSON ST, MOONEE PONDS VIC 3039	\$1,205,000	09/09/2017
1A ABERFELDIE ST, ABERFELDIE VIC 3040	\$1,195,000	09/09/2017