

STATEMENT OF INFORMATION

Sections 47AF of the *Estate Agents Act 1980*

Property offered for sale

Address including suburb and postcode

34 Beatrice Avenue, Aberfeldie, VIC 3040

Indicative selling price

Range between

\$ 1,200,000 - \$1,300,000

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



Median sale price

Median price

\$ 1,465,000

House

*Delete house or unit as applicable

Suburb

ABERFELDIE

Period

10/10/2018 - 08/04/2019

Source

Price Finder

Comparable property sales

These are the three properties sold within two kilometres of the property of the sale in the last six months that the estate agent or agents representative considers to be most comparable to the property for sale



13 Vida Street
Aberfeldie

3 1 2

Sold Price \$1,205,000
Date Sold 22/12/2018
Land 570 sqm



17 Duffy Street
Maribyrnong

3 1 2

Sold Price *\$1,200,000
Date Sold 30/03/2019
Land 696 sqm



67 Fawkner Street
Aberfeldie

2 1 1

Sold Price \$1,300,000
Date Sold 10/12/2018
Land 559 sqm