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	3 Rita Street, Aberfeldie Vic 3040

Indicative selling price

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

Single price $1,670,000

Median sale price*

Median price | Property Type | Suburb Aberfeldie

Period - From | to | Source

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	7 Crown Tce ASCOT VALE 3032	$1,600,000	26/02/2025
2	86a Price St ESSENDON 3040	$1,635,000	21/02/2025
3	90 Ogilvie St ESSENDON 3040	$1,600,000	30/11/2024

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.~~

This Statement of Information was prepared on: 20/04/2025 13:56

* When this Statement of Information was prepared, publicly available information providing median sale prices of residential property in the suburb or locality in which the property offered for sale is situated, and our sales records (if any), did not provide a median sale price that met the requirements of section 47AF (2)(b) of the Estate Agents Act 1980.