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	8 Hamlyn Street, Aberfeldie Vic 3040

Indicative selling price

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

Range between $1,950,000 & $2,145,000

Median sale price

Median price $1,750,250 Property Type House Suburb Aberfeldie

Period - From 01/01/2023 to 31/12/2023 Source REIV

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	18 Afton St ABERFELDIE 3040	$2,225,000	21/02/2024
2	36 Aberdeen St ABERFELDIE 3040	$2,100,000	29/02/2024
3			

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: 21/03/2024 14:10

8 Hamlyn Street, Aberfeldie Vic 3040

Christian Ianchello
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5 3 2

Property Type: House
Land Size: 605 sqm approx

Indicative Selling Price
$1,950,000 - $2,145,000
Median House Price
Year ending December 2023: $1,750,250

Agent Comments

Modern Build 5 Bedroom plus study, 3 Bathroom, Double Car Garage 2 car off street parking Approx. 605sqm

Comparable Properties



18 Afton St ABERFELDIE 3040 (REI)

5 3 2

Price: $2,225,000
Method: Private Sale
Date: 21/02/2024
Property Type: House
Land Size: 660 sqm approx

Agent Comments

Approx.1960 Build recently renovated to a modern standard. Has 3 Living areas, a large outdoor swimming pool and large block.



36 Aberdeen St ABERFELDIE 3040 (REI)

5 3 3

Price: $2,100,000
Method: Private Sale
Date: 29/02/2024
Property Type: House
Land Size: 639 sqm approx

Agent Comments

Californian recently sold in the vicinity. Inferior interior/ not a modern build.

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.

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