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	4/8 Alma Street, Aberfeldie Vic 3040

Indicative selling price

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

Range between $760,000 & $810,000

Median sale price

Median price $775,000 Property Type Unit Suburb Aberfeldie

Period - From 15/05/2023 to 14/05/2024 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	3/47 Cooper St ESSENDON 3040	$805,000	20/04/2024
2	60 Ida St NIDDRIE 3042	$805,000	25/01/2024
3	2/372 Buckley St ESSENDON 3040	$785,000	09/03/2024

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: 15/05/2024 12:01

4/8 Alma Street, Aberfeldie Vic 3040



2 2 1

Property Type: Unit

Agent Comments

Indicative Selling Price
$760,000 - $810,000
Median Unit Price
15/05/2023 - 14/05/2024: $775,000

Comparable Properties



3/47 Cooper St ESSENDON 3040 (REI)

2 1 1

Price: $805,000
Method: Auction Sale
Date: 20/04/2024
Property Type: Unit

Agent Comments



60 Ida St NIDDRIE 3042 (REI/VG)

3 2 2

Price: $805,000
Method: Private Sale
Date: 25/01/2024
Property Type: Villa
Land Size: 650 sqm approx

Agent Comments



2/372 Buckley St ESSENDON 3040 (REI)

2 1 1

Price: $785,000
Method: Sold Before Auction
Date: 09/03/2024
Property Type: Villa

Agent Comments

Account - Biggin & Scott Inner North | P: 03 9386 1855 | F: 03 9489 5788

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