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	11 Derry Street, Aberfeldie Vic 3040

Indicative selling price

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

Range between $1,650,000 & $1,750,000

Median sale price

Median price $2,117,500 Property Type House Suburb Aberfeldie

Period - From 01/01/2024 to 31/03/2024 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	11 Tilba St ABERFELDIE 3040	$1,805,000	12/03/2024
2	16 Waverley St ABERFELDIE 3040	$1,675,000	29/11/2023
3	42 Lincoln Rd ESSENDON 3040	$1,650,000	10/01/2024

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: 28/05/2024 10:14

11 Derry Street, Aberfeldie Vic 3040

John Morello
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4 2 2

Property Type: House

Agent Comments

Brick Veneer, 4 bed, 2 bath, double car garage. Pool in front yard.

Indicative Selling Price
$1,650,000 - $1,750,000
Median House Price
March quarter 2024: $2,117,500

Comparable Properties

11 Tilba St ABERFELDIE 3040 (VG)

3 - -

Price: $1,805,000
Method: Sale
Date: 12/03/2024
Property Type: House (Res)
Land Size: 613 sqm approx

Agent Comments

Same proximity, similar land size, 3 bedroom, original condition. Double car garage & one less bathroom.



16 Waverley St ABERFELDIE 3040 (REI/VG)

5 5 4

Price: $1,675,000
Method: Private Sale
Date: 29/11/2023
Property Type: House
Land Size: 613 sqm approx

Agent Comments

Located on a main road, includes a pool. Addition bedroom, bathrooms and car spaces. Similar land size and same proximity. updated internally.



42 Lincoln Rd ESSENDON 3040 (REI/VG)

3 2 3

Price: $1,650,000
Method: Private Sale
Date: 10/01/2024
Property Type: House
Land Size: 801 sqm approx

Agent Comments

Brick veneer home, larger land size, neighbouring suburb. Original condition. One less bedroom & additional car space.

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