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	101/305 Buckley Street, Aberfeldie Vic 3040

Indicative selling price

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

Range between $440,000 & $480,000

Median sale price

Median price $775,000 Property Type Unit Suburb Aberfeldie

Period - From 01/10/2023 to 30/09/2024 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	501/1005 Mt Alexander Rd ESSENDON 3040	$460,000	08/10/2024
2	401/110 Keilor Rd ESSENDON NORTH 3041	$447,500	27/07/2024
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: 14/11/2024 16:41

101/305 Buckley Street, Aberfeldie Vic 3040

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2 1 1

Property Type: Apartment

Agent Comments

Two level Apartment 2 Bedroom 1 Bathroom 1 Car

Indicative Selling Price
$440,000 - $480,000
Median Unit Price
Year ending September 2024: $775,000

Comparable Properties

501/1005 Mt Alexander Rd ESSENDON 3040 (REI)

2 1 1

Agent Comments

Price: $460,000
Method: Private Sale
Date: 08/10/2024
Property Type: Unit



401/110 Keilor Rd ESSENDON NORTH 3041 (REI/VG)

2 1 1

Agent Comments

Price: $447,500
Method: Auction Sale
Date: 27/07/2024
Property Type: Apartment

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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