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	2/11 CAROLINE STREET ABERFELDIE VIC 3040

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price	$935,000	~~or range between~~		&	

Median sale price

(*Delete house or unit as applicable)

Median Price	$700,000	Property type	Unit	Suburb	Aberfeldie
Period-from	01 Dec 2023	to	30 Nov 2024	Source	Corelogic

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 6 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
3/50 DEAKIN STREET ESSENDON VIC 3040	$915,000	09-Nov-24
1/34 ARTHUR STREET ABERFELDIE VIC 3040	$920,000	18-Jun-24
2/51 BRUNEL STREET ABERFELDIE VIC 3040	$1,000,000	12-Oct-24

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 6 months.~~

This Statement of Information was prepared on: 11 December 2024

Tony Downward
M 0418884755
E tdownward@bradtealwoodards.com.au



3/50 DEAKIN STREET ESSENDON VIC 3040

3 2 1

Sold Price RS $915,000 Sold Date 09-Nov-24

Distance 1.2km



1/34 ARTHUR STREET ABERFELDIE VIC 3040

2 1 1

Sold Price $920,000 Sold Date 18-Jun-24

Distance 0.21km



2/51 BRUNEL STREET ABERFELDIE VIC 3040

3 1 1

Sold Price RS $1,000,000 Sold Date 12-Oct-24

Distance 0.39km

RS = Recent sale **UN** = Undisclosed Sale

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