

## Statement of Information

# Multiple residential properties located in the Melbourne metropolitan area

Section 47AF of the *Estate Agents Act 1980*

### Unit offered for sale

Address 15 AFTON -15 Afton St, Aberfeldie

### Indicative selling price

Unit type or class	Single price		Lower price		Higher price
GROUP A - 4 Bed, 3 Bath, 2 Carpark	\$*	Or range between	\$*1,735,000	&	\$1,880,000
GROUP B - 4 Bed, 3 Bath, 2 Carpark	\$*1,995,000	Or range between	\$*	&	\$

### Suburb unit median sale price

Median price \$1,930,000

Suburb Aberfeldie

Period - From 01/04/2021

To 31/03/2022

Source REIV

### Comparable property sales

Unit type or class	Address of comparable unit	Price	Date of sale
TYPE A	1. 10a Elder Pde ESSENDON 3040 VIC	\$1,850,000	14/01/2022
	2. 2 Roach Av ABERFELDIE 3040 VIC	\$1,830,000	04/12/2021
	3.		

Unit type or class	Address of comparable unit	Price	Date of sale
TYPE B	1. 10a Elder Pde ESSENDON 3040 VIC	\$1,850,000	14/01/2022
	2. 2 Roach Av ABERFELDIE 3040 VIC	\$1,830,000	04/12/2021
	3.		

This Statement of Information was prepared on:

19/04/2022 14:28