
STATEMENT OF INFORMATION

Single residential property located in the Melbourne metropolitan area.

Sections 47AF of the *Estate Agents Act 1980*

Property offered for sale

Address
Including suburb and
postcode

3 TAMAR STREET, ABERFELDIE VIC 3040

Indicative selling price

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

Range between

\$1,200,000

 &

\$1,250,000

Median sale price

Median price

\$1,500,000

 House ☒ Suburb

Aberfeldie

Period - From

01/04/2019

 to

30/06/2019

 Source

REIV propertydata.com.au/RPData/Core Logic

Comparable property sales

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. 5 Tamar Street, Aberfeldie	\$1,280,000	25/05/2019
2. 25 Allan Street, Aberfeldie	\$1,200,000	08/05/2019
3. 45a William Street, Essendon	\$1,125,000	30/03/2019

Property data source: REIV propertydata.com.au/RPData/CoreLogic. Generated on 17 July 2019.