

## 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

90 FIELDS STREET AINTREE VIC 3336

### Indicative selling price

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

Single Price

or range  
between

\$1,050,000

&

\$1,100,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$741,000

Property type

House

Suburb

Aintree

Period-from

01 Jan 2024

to

31 Dec 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

4 STOCKADE WAY AINTREE VIC 3336	\$1,130,000	08-Oct-24
126 FIELDS STREET AINTREE VIC 3336	\$1,080,000	24-Apr-24
8 NETTLE WAY AINTREE VIC 3336	\$1,050,000	20-Nov-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.~~

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REAL ESTATE

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**4 STOCKADE WAY AINTREE VIC  
3336**

5 3 2

Sold Price

**\$1,130,000**

Sold Date

**08-Oct-24**

Distance

**0.04km**



**126 FIELDS STREET AINTREE VIC  
3336**

5 3 2

Sold Price

**\$1,080,000**

Sold Date

**24-Apr-24**

Distance

**0.37km**



**8 NETTLE WAY AINTREE VIC 3336**

5 3 2

Sold Price

**\$1,050,000**

Sold Date

**20-Nov-24**

Distance

**0.65km**

RS = Recent sale

UN = Undisclosed Sale

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