

## 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

10 IRWELL LANE AINTREE VIC 3336

### Indicative selling price

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

Single Price

or range  
between

\$1,400,000

&

\$1,500,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$753,500

Property type

House

Suburb

Aintree

Period-from

01 Jun 2022

to

31 May 2023

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

64 TEDCASTLE DRIVE AINTREE VIC 3336

\$1,302,000

11-Mar-23

22 LANTANA ROAD AINTREE VIC 3336

\$1,230,000

19-Apr-23

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: 15 June 2023



**Real Estate**

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**64 TEDCASTLE DRIVE AINTREE  
VIC 3336**

4 3 2

Sold Price **\$1,302,000** Sold Date **11-Mar-23**

Distance **0.6km**



**22 LANTANA ROAD AINTREE VIC  
3336**

4 2 2

Sold Price **\$1,230,000** Sold Date **19-Apr-23**

Distance **1.52km**

**RS** = Recent sale

**UN** = Undisclosed Sale

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