

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

57 Warrigal Drive Aintree VIC 3336

Indicative selling price

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

Single Price

or range
between

\$745,000

&

\$785,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$718,000

Property type

House

Suburb

Aintree

Period-from

01 Feb 2021

to

31 Jan 2022

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

49 Broom Road Aintree VIC 3336	\$745,000	13-Nov-21
4 Waler Street Aintree VIC 3336	\$772,000	11-Nov-21
9 Signal Circuit Aintree VIC 3336	\$765,000	04-Oct-21

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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49 Broom Road Aintree VIC 3336

Sold Price

\$745,000

Sold Date

13-Nov-21

 4  2  2

Distance

0.23km



4 Waler Street Aintree VIC 3336

Sold Price

\$772,000

Sold Date

11-Nov-21

 4  2  2

Distance

0.8km



9 Signal Circuit Aintree VIC 3336

Sold Price

\$765,000

Sold Date

04-Oct-21

 4  2  2

Distance

1.17km

RS = Recent sale

UN = Undisclosed Sale

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