

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

6 Stockade Way 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

\$349,000

&

\$369,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$346,050

Property type

Land

Suburb

Aintree

Period-from

01 Dec 2019

to

30 Nov 2020

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

7 Locust Road Aintree VIC 3336	\$345,000	17-Jun-20
11 Driftwood Street Aintree VIC 3336	\$350,000	30-Jul-20
294 Frontier Avenue Aintree VIC 3336	\$360,000	01-Jul-20

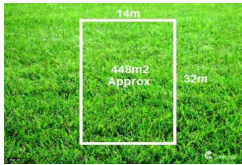
OR

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: 01 December 2020



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7 Locust Road Aintree VIC 3336

Sold Price **\$345,000** Sold Date **17-Jun-20**

4 2 -

Distance **0.76km**



11 Driftwood Street Aintree VIC 3336

Sold Price **\$350,000** Sold Date **30-Jul-20**

4 2 -

Distance **0.52km**



294 Frontier Avenue Aintree VIC 3336

Sold Price **\$360,000** Sold Date **01-Jul-20**

4 2 2

Distance **0.34km**

RS = Recent sale UN = Undisclosed Sale

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