

## 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

8 Aerial Way 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

\$370,000

or range  
between

&

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$352,500

Property type

Land

Suburb

Aintree

Period-from

01 Jun 2020

to

31 May 2021

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

250 Frontier Avenue Aintree VIC 3336	\$381,000	01-Mar-21
6 Stockade Way Aintree VIC 3336	\$365,000	07-Dec-20
4 Warrigal Drive Aintree VIC 3336	\$386,000	03-Mar-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.~~

This Statement of Information was prepared on: 11 June 2021



### 250 Frontier Avenue Aintree VIC 3336

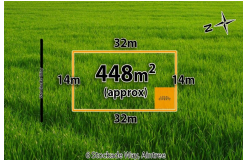
Sold Price

**\$381,000**

Sold Date

**01-Mar-21**
 -  -  -

Distance

**0.22km**


### 6 Stockade Way Aintree VIC 3336

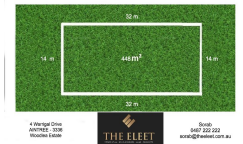
Sold Price

**\$365,000**

Sold Date

**07-Dec-20**
 4  2  -

Distance

**0.25km**


### 4 Warrigal Drive Aintree VIC 3336

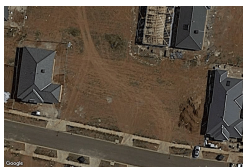
Sold Price

**\$386,000**

Sold Date

**03-Mar-21**
 -  -  -

Distance

**0.47km**


### 23 Aniseed Avenue Aintree VIC 3336

Sold Price

**\$254,000**

Sold Date

**28-Feb-17**
 -  -  -

Distance

**0.55km**

RS = Recent sale

UN = Undisclosed Sale

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