

## 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

46 HENDERSON CIRCUIT 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

\$600,000

&

\$650,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$753,500

Property type

House

Suburb

Aintree

Period-from

01 Sep 2023

to

31 Aug 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

42 SIGNAL CIRCUIT AINTREE VIC 3336	\$600,000	04-Jun-24
30 BULLION DRIVE AINTREE VIC 3336	\$635,000	12-May-23
8 DRIFTWOOD STREET AINTREE VIC 3336	\$661,500	24-Sep-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: 20 September 2024



## 42 SIGNAL CIRCUIT AINTREE VIC 3336

3 2 2

Sold Price

**\$600,000**

Sold Date

**04-Jun-24**

Distance

**0.35km**



## 30 BULLION DRIVE AINTREE VIC 3336

3 2 2

Sold Price

**\$635,000**

Sold Date

**12-May-23**

Distance

**1.02km**



## 8 DRIFTWOOD STREET AINTREE VIC 3336

3 2 2

Sold Price

**\$661,500**

Sold Date

**24-Sep-23**

Distance

**0.24km**

RS = Recent sale

UN = Undisclosed Sale

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