

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

3 SIGNAL CIRCUIT 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

\$780,000

&

\$820,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$431,000

Property type

Land

Suburb

Aintree

Period-from

01 Jun 2021

to

31 May 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

8 HIBISCUS STREET AINTREE VIC 3336	\$820,000	01-Feb-22
319 FRONTIER AVENUE AINTREE VIC 3336	\$815,000	02-Mar-22
28 FEATHERWOOD DRIVE AINTREE VIC 3336	\$800,000	22-Mar-22

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: 21 June 2022

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8 HIBISCUS STREET AINTREE VIC 3336

 4  2  2

Sold Price **\$820,000** Sold Date **01-Feb-22**

Distance **0.74km**



319 FRONTIER AVENUE AINTREE VIC 3336

 4  2  2

Sold Price **\$815,000** Sold Date **02-Mar-22**

Distance **0.69km**



28 FEATHERWOOD DRIVE AINTREE VIC 3336

 4  2  -

Sold Price **\$800,000** Sold Date **22-Mar-22**

Distance **-**

RS = Recent sale UN = Undisclosed Sale

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