

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

2 Paradise Crescent 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

\$389,000

&

\$419,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$360,000

Property type

Land

Suburb

Aintree

Period-from

01 Aug 2020

to

31 Jul 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

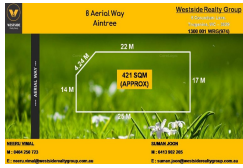
Date of sale

8 Aerial Way Aintree VIC 3336	\$387,000	18-Jun-21
23 Aniseed Avenue Aintree VIC 3336	\$385,000	29-Apr-21
232 Frontier Avenue Aintree VIC 3336	\$432,000	07-Apr-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: 18 August 2021



8 Aerial Way Aintree VIC 3336

Sold Price

\$387,000

Sold Date

18-Jun-21



Distance

0.41km



23 Aniseed Avenue Aintree VIC 3336

Sold Price

\$385,000

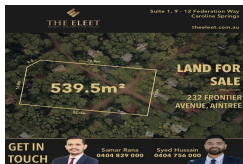
Sold Date

29-Apr-21



Distance

0.78km



232 Frontier Avenue Aintree VIC 3336

Sold Price

\$432,000

Sold Date

07-Apr-21



Distance

0.16km

RS = Recent sale

UN = Undisclosed Sale

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