

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 IRWELL LANE 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

\$1,000,000

&

\$1,100,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$748,500

Property type

House

Suburb

Aintree

Period-from

01 Jul 2022

to

30 Jun 2023

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

6 BROOMIE STREET AINTREE VIC 3336	\$995,000	16-Mar-23
13 WALER STREET AINTREE VIC 3336	\$995,000	18-Mar-23
17 COBBLEFIELD STREET AINTREE VIC 3336	\$991,000	02-May-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.~~

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Real Estate

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6 BROOMIE STREET AINTREE VIC 3336

Sold Price

\$995,000

Sold Date

16-Mar-23

4 2 2

Distance

1.33km



13 WALER STREET AINTREE VIC 3336

Sold Price

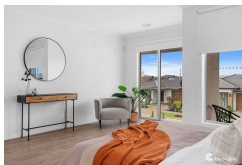
Sold Date

18-Mar-23

5 3 2

Distance

0.69km



17 COBBLEFIELD STREET AINTREE VIC 3336

Sold Price

\$991,000

Sold Date

02-May-23

5 3 2

Distance

0.64km

RS = Recent sale

UN = Undisclosed Sale

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