

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

9 TAILINGS ROAD 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

\$695,000

&

\$725,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$730,000

Property type

House

Suburb

Aintree

Period-from

01 May 2021

to

30 Apr 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

6 PERSIMMON WAY AINTREE VIC 3336	\$690,000	26-Mar-22
8 WALKER STREET AINTREE VIC 3336	\$740,000	16-Jan-22
9 KHAN STREET ROCKBANK VIC 3335	\$696,000	21-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.~~

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Real Estate

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**6 PERSIMMON WAY AINTREE VIC
3336**

Sold Price

^{RS} **\$690,000**

Sold Date

26-Mar-22

4 2 2

Distance

0.68km



**8 WALKER STREET AINTREE VIC
3336**

Sold Price

\$740,000

Sold Date

16-Jan-22

4 2 2

Distance

0.47km



**9 KHAN STREET ROCKBANK VIC
3335**

Sold Price

^{RS} **\$696,000**

Sold Date

21-Mar-22

4 2 2

Distance

1.95km

RS = Recent sale

UN = Undisclosed Sale

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