

## 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

50 GIBSONS CIRCUIT AINTREE VIC 3335

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$1,085,000

&

\$1,155,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$676,450

Property type

House

Suburb

Bonnie Brook

Period-from

01 Dec 2023

to

30 Nov 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

4 STOCKADE WAY AINTREE VIC 3336	\$1,130,000	08-Oct-24
24 LANTANA ROAD AINTREE VIC 3336	\$1,154,000	06-Jun-24
10 NOKOTA CIRCUIT BONNIE BROOK VIC 3335	\$1,220,000	14-Oct-24

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: 03 December 2024



**4 STOCKADE WAY AINTREE VIC  
3336**

5 3 2

Sold Price

**\$1,130,000**

Sold Date

**08-Oct-24**

Distance

**0.99km**



**24 LANTANA ROAD AINTREE VIC  
3336**

5 3 2

Sold Price

**\$1,154,000**

Sold Date

**06-Jun-24**

Distance

**2.24km**



**10 NOKOTA CIRCUIT BONNIE  
BROOK VIC 3335**

5 3 2

Sold Price

**\$1,220,000**

Sold Date

**14-Oct-24**

Distance

**1.12km**

RS = Recent sale

UN = Undisclosed Sale

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