

## 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

11 WIRELESS DRIVE AINTREE VIC 3336

### 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

\$489,000

&

\$515,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$491,000

Property type

Land

Suburb

Aintree

Period-from

01 Aug 2023

to

31 Jul 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

|   |           |           |
|---|-----------|-----------|
| LOT 7444 REDGUM LOOP AINTREE VIC 3336   | \$532,000 | 06-Jun-24 |
| 24 KNABSTRUPPER STREET AINTREE VIC 3336 | \$508,000 | 08-Jul-24 |
| 9 IVANA STREET ROCKBANK VIC 3335        | \$493,000 | 11-Apr-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: 19 August 2024



**LOT 7444 REDGUM LOOP AINTREE VIC 3336**

Sold Price **\$532,000** Sold Date **06-Jun-24**



Distance **0.64km**



**24 KNABSTRUPPER STREET AINTREE VIC 3336**

Sold Price <sup>RS</sup> **\$508,000** <sup>UN</sup> Sold Date **08-Jul-24**



Distance **1.16km**



**9 IVANA STREET ROCKBANK VIC 3335**

Sold Price **\$493,000** Sold Date **11-Apr-24**



Distance **1.68km**

RS = Recent sale

UN = Undisclosed Sale

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