

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 SUFFOLK PLACE 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

\$660,000

&

\$690,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$760,000

Property type

House

Suburb

Aintree

Period-from

01 Apr 2022

to

31 Mar 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

12 EVERGILD STREET AINTREE VIC 3336	\$665,000	28-Jan-23
110 PIONEER DRIVE AINTREE VIC 3336	\$677,500	21-Jul-22
108 PIONEER DRIVE AINTREE VIC 3336	\$655,000	14-Mar-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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12 EVERGILD STREET AINTREE VIC 3336

Sold Price

\$665,000

Sold Date

28-Jan-23

4 2 2

Distance

0.02km



110 PIONEER DRIVE AINTREE VIC 3336

Sold Price

\$677,500

Sold Date

21-Jul-22

4 2 2

Distance

0.08km



108 PIONEER DRIVE AINTREE VIC 3336

Sold Price

^{RS} **\$655,000**

Sold Date

14-Mar-23

4 2 2

Distance

0.08km



7 BAYLEY CHASE AINTREE VIC 3336

Sold Price

\$695,500

Sold Date

15-Nov-22

4 2 2

Distance

0.23km

RS = Recent sale

UN = Undisclosed Sale

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