

## 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

24 SIGNAL CIRCUIT 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

\$610,000

&

\$650,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$758,500

Property type

House

Suburb

Aintree

Period-from

01 Sep 2023

to

31 Aug 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 OCTAGONAL STREET BONNIE BROOK VIC 3335	\$661,000	04-Jul-24
29 KOHLI CRESCENT ROCKBANK VIC 3335	\$630,000	31-Jul-24
35 MURRAY ROAD THORNHILL PARK VIC 3335	\$650,000	10-Jun-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: 02 September 2024



## 4 OCTAGONAL STREET BONNIE BROOK VIC 3335

 3  2  2

Sold Price

<sup>RS</sup> \$661,000

Sold Date

04-Jul-24

Distance

1.43km



## 29 KOHLI CRESCENT ROCKBANK VIC 3335

 3  2  2

Sold Price

<sup>RS</sup> \$630,000

Sold Date

31-Jul-24

Distance

2.64km



## 35 MURRAY ROAD THORNHILL PARK VIC 3335

 3  2  2

Sold Price

<sup>RS</sup> \$650,000

Sold Date

10-Jun-24

Distance

2.99km

RS = Recent sale

UN = Undisclosed Sale

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