

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

48 NEWFOREST DRIVE 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

\$690,000

&

\$720,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$760,000

Property type

House

Suburb

Aintree

Period-from

01 Feb 2022

to

31 Jan 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 ESCOTT ROAD AINTREE VIC 3336	\$695,000	16-Nov-22
77 WARRIGAL DRIVE AINTREE VIC 3336	\$710,000	18-Oct-22
14 TULIPWOOD AVENUE AINTREE VIC 3336	\$690,000	15-Sep-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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12 ESCOTT ROAD AINTREE VIC 3336

Sold Price

\$695,000

Sold Date

16-Nov-22

 4  2  2

Distance

0.56km



77 WARRIGAL DRIVE AINTREE VIC 3336

Sold Price

\$710,000

Sold Date

18-Oct-22

 4  2  2

Distance

0.96km



14 TULIPWOOD AVENUE AINTREE VIC 3336

Sold Price

\$690,000

Sold Date

15-Sep-22

 3  2  2

Distance

1.58km

RS = Recent sale

UN = Undisclosed Sale

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