

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

14 DECIPHER STREET 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

\$550,000

&

\$570,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$727,500

Property type

House

Suburb

Aintree

Period-from

01 May 2021

to

30 Apr 2022

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

| | | |
|---|-----------|-----------|
| 35 SADIE AVENUE THORNHILL PARK VIC 3335 | \$566,000 | 08-Mar-22 |
| 5 DHALLA STREET THORNHILL PARK VIC 3335 | \$550,000 | 23-Feb-22 |
| 58 CURTIN DRIVE DEANSIDE VIC 3336 | \$570,000 | 24-Jan-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.~~

This Statement of Information was prepared on: 18 May 2022



**35 SADIE AVENUE THORNHILL
PARK VIC 3335**

 3  2  1

Sold Price **\$566,000** Sold Date **08-Mar-22**

Distance **3.59km**



**5 DHALLA STREET THORNHILL
PARK VIC 3335**

 3  2  2

Sold Price ^{RS} **\$550,000** Sold Date **23-Feb-22**

Distance **3.62km**



**58 CURTIN DRIVE DEANSIDE VIC
3336**

 3  2  1

Sold Price **\$570,000** Sold Date **24-Jan-22**

Distance **2.75km**



**26 NORMANBY BOULEVARD
DEANSIDE VIC 3336**

 3  2  1

Sold Price **\$550,000** Sold Date **18-Jan-22**

Distance **3.04km**

RS = Recent sale

UN = Undisclosed Sale

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