

## 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

31 Riders 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

\$649,000

&

\$679,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$650,000

Property type

House

Suburb

Aintree

Period-from

01 Dec 2019

to

30 Nov 2020

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

6 Cross Lane Aintree VIC 3336	\$717,000	02-Aug-20
20 Locust Road Aintree VIC 3336	\$650,000	04-Oct-20
22 Lagoon Drive Aintree VIC 3336	\$650,000	31-Oct-20

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: 10 December 2020

# AREASPECIALIST

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**6 Cross Lane Aintree VIC 3336**

Sold Price

**\$717,000**

Sold Date **02-Aug-20**

 5  2  2

Distance **0.42km**



**20 Locust Road Aintree VIC 3336**

Sold Price

**\$650,000**

Sold Date **04-Oct-20**

 4  2  2

Distance **1.8km**



**22 Lagoon Drive Aintree VIC 3336**

Sold Price

Sold Date **31-Oct-20**

 4  2  2

Distance **1.84km**

RS = Recent sale

UN = Undisclosed Sale

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