

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 3 Beaumont Street, Aintree Vic 3336

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

\$680,000

&

\$730,000

Median sale price

Median price \$610,000 Property type House Suburb Aintree

Period - From 01/04/2019 to 31/03/2020 Source Corelogic

Comparable property sales

A* These are the three properties sold within two kilometres of the property for sale in the last six 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
1 20 Woodlea Blvd AINTREE 3336	\$720,000	28/11/2019
2 16 Fowler PI AINTREE 3336	\$680,000	19/12/2019
3 1 Hackney St AINTREE 3336	\$675,000	17/02/2020

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 six months.~~

This Statement of Information was prepared on: 06/04/2020 09:00