

# 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 Greenwood Drive, Aintree, VIC 3336

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Price Range \$950,000 & \$1,045,000

### Median sale price

Median price \$718,000 Property Type House Suburb Aintree (3336)

Period - From 01/03/2021 to 28/02/2022 Source RP DATA

### 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
15 WIRELESS DRIVE, AINTREE VIC 3336	\$1,100,000	04/02/2022
18 FRONTIER AVENUE, AINTREE VIC 3336	\$940,000	02/04/2022
63 ORBIS AVENUE, FRASER RISE VIC 3336	\$955,000	27/02/2022

This Statement of Information was prepared on: 08/03/2022