

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

1 WOOL 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

\$1,180,000

&

\$1,250,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$758,500

Property type

House

Suburb

Aintree

Period-from

01 Oct 2021

to

30 Sep 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

3 MUSTER DRIVE AINTREE VIC 3336	\$1,270,000	29-Jan-22
1 TAMARIND PLACE AINTREE VIC 3336	\$1,205,000	19-Sep-21

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: 19 October 2022



3 MUSTER DRIVE AINTREE VIC 3336

4 3 2

Sold Price **\$1,270,000** Sold Date **29-Jan-22**

Distance **0.1km**



1 TAMARIND PLACE AINTREE VIC 3336

4 2 2

Sold Price **\$1,205,000** Sold Date **19-Sep-21**

Distance **0.46km**

RS = Recent sale

UN = Undisclosed Sale

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