

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

4 Cobbs Close 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

\$1,300,000

&

\$1,365,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$718,000

Property type

House

Suburb

Aintree

Period-from

01 Feb 2021

to

31 Jan 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

16 Broomie Street Aintree VIC 3336	\$1,250,000	08-Feb-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.

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16 Broomie Street Aintree VIC 3336 Sold Price ^{RS} **\$1,250,000** Sold Date **08-Feb-22**

 4
  2
  2

Distance **1.35km**



1 Tamarind Place Aintree VIC 3336 Sold Price **\$1,205,000** Sold Date **19-Sep-21**

 4
  2
  2

Distance **1.12km**

RS = Recent sale **UN** = Undisclosed Sale

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