

## 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

50 Kangaroo Crescent 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

\$589,000

&

\$639,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$694,500

Property type

House

Suburb

Aintree

Period-from

01 Nov 2020

to

31 Oct 2021

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 Cordhill Circuit Aintree VIC 3336	\$600,000	19-Jun-21
10 Scanlon Street Aintree VIC 3336	\$630,000	10-May-21
82 Gibsons Circuit Bonnie Brook VIC 3335	\$555,000	23-Jul-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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Sales Local Expertz

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**16 Cordhill Circuit Aintree VIC 3336** Sold Price **\$600,000** Sold Date **19-Jun-21**

3 2 2

Distance **0.81km**



**10 Scanlon Street Aintree VIC 3336** Sold Price **\$630,000** Sold Date **10-May-21**

4 2 2

Distance **1.47km**



**82 Gibsons Circuit Bonnie Brook VIC 3335** Sold Price <sup>RS</sup> **\$555,000** Sold Date **23-Jul-21**

3 2 2

Distance **0.9km**

RS = Recent sale

UN = Undisclosed Sale

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