

## 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

49 TEDCASTLE DRIVE AINTREE VIC 3336

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](https://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$720,000

&

\$740,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$547,500

Property type

Land

Suburb

Aintree

Period-from

01 Apr 2022

to

31 Mar 2023

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

4 BROOM ROAD AINTREE VIC 3336	\$741,000	07-Mar-23
27 STOCKADE WAY AINTREE VIC 3336	\$725,000	17-Dec-22
40 GREENWOOD DRIVE AINTREE VIC 3336	\$725,000	07-Nov-22

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: 13 April 2023



**Real Estate**

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**4 BROOM ROAD AINTREE VIC  
3336**

4 2 2

Sold Price

<sup>RS</sup> **\$741,000** Sold Date **07-Mar-23**

Distance **0.56km**



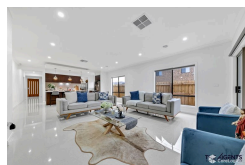
**27 STOCKADE WAY AINTREE VIC  
3336**

4 2 2

Sold Price

**\$725,000** Sold Date **17-Dec-22**

Distance **0.37km**



**40 GREENWOOD DRIVE AINTREE  
VIC 3336**

4 2 2

Sold Price

Sold Date **07-Nov-22**

Distance **0.44km**

**RS** = Recent sale

**UN** = Undisclosed Sale

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