Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

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13 HENDERSON CIRCUIT AINTREE VIC 3336						
e see consumer.vi	c.gov.aı	u/underquoting (*Delete singl	e price	e or range a	s applicable)
		or range between \$860,		000 &		\$899,000
oplicable)						
\$750,000	Property type -		House		Suburb	Aintree
01 Oct 2023	to	to 30 Sep 2024 S		ource	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						
	13 HENDERS De see consumer.vi Deplicable) \$750,000 01 Oct 2023 Sales (*Delete And properties sold with ont's representative	20 13 HENDERSON CIF 20 20 20 20 20 20 20 20 20 20 20 20 20 2	are see consumer.vic.gov.au/underquoting (*) or range between poplicable) \$750,000 Property type 01 Oct 2023 to 30 Sep 2024 sales (*Delete A or B below as applearment's representative considers to be most continuous properties.	are see consumer.vic.gov.au/underquoting (*Delete single or range between \$860,00 or policable) Property type House O1 Oct 2023 to 30 Sep 2024 Scales (*Delete A or B below as applicable) properties sold within two kilometres of the property for the representative considers to be most comparable to	as the see consumer.vic.gov.au/underquoting (*Delete single price or range between \$860,000) Toplicable) Toplicable) Toplicable) Toplicable and the second of the property for sale in the representative considers to be most comparable to the price of the property for sale in the second of the second of the property for sale in the second of the se	13 HENDERSON CIRCUIT AINTREE VIC 3336 The see consumer.vic.gov.au/underquoting (*Delete single price or range at the see consumer.vic.gov.au/underquoting (*Delete single price or range at the see consumer.vic.gov.au/underquoting (*Delete single price or range at the see consumer.vic.gov.au/underquoting (*Delete single price or range at the see consumer.vic.gov.au/underquoting (*Delete single price or range at the see consumer.vic.gov.au/underquoting (*Delete single price or range at the see consumer.vic.gov.au/underquoting (*Delete single price or range at the see consumer.vic.gov.au/underquoting (*Delete single price or range at the see consumer.vic.gov.au/underquoting (*Delete single price or range at the see consumer.vic.gov.au/underquoting (*Delete single price or range at the see consumer.vic.gov.au/underquoting (*Delete single price or range at the see consumer.vic.gov.au/underquoting (*Delete single price or range at the see consumer.vic.gov.au/underquoting (*Delete single price or range at the see consumer.vic.gov.au/underquoting (*Delete single price or range at the see consumer.vic.gov.au/underquoting (*Delete single price or range at the see consumer.vic.gov.au/underquoting (*Delete single price or range at the see consumer.vic.gov.au/underquoting (*Delete single price or range at the see consumer.vic.gov.au/underquoting (*Delete single price or range at the see consumer.vic.gov.au/underquoting (*Delete single price or range at the see consumer.vic.gov.au/underquoting (*Delete single price or range at the see consumer.vic.gov.au/underquoting (*Delete single price or range at the see consumer.vic.gov.au/underquoting (*Delete single price or range at the see consumer.vic.gov.au/underquoting (*Delete single price or range at the see consumer.vic.gov.au/underquoting (*Delete single price or range at the see consumer.vic.gov.au/underquoting (*Delete single price or range at the see consumer.vic.gov.au/underquoting (*Delete single price or range at the see consumer.vic.gov.au/underquoting (*Delete single

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: 22 October 2024



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