

## 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

170 FRONTIER AVENUE 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

\$860,000

&

\$890,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$760,000

Property type

House

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

28 DALWOOD CIRCUIT AINTREE VIC 3336	\$900,000	06-Feb-23
65 CASCADE DRIVE AINTREE VIC 3336	\$860,000	30-Mar-23
11 DISTINCTIVE DRIVE ROCKBANK VIC 3335	\$870,000	09-Feb-23

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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**Real Estate**

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**28 DALWOOD CIRCUIT AINTREE  
VIC 3336**

4 2 2

Sold Price

**\$900,000**

Sold Date **06-Feb-23**

Distance **1.17km**



**65 CASCADE DRIVE AINTREE VIC  
3336**

4 3 2

Sold Price

<sup>RS</sup> **\$860,000**

Sold Date **30-Mar-23**

Distance **1.09km**



**11 DISTINCTIVE DRIVE ROCKBANK  
VIC 3335**

4 2 2

Sold Price

**\$870,000**

Sold Date **09-Feb-23**

Distance **1.43km**

**RS** = Recent sale

**UN** = Undisclosed Sale

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