

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 (*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**

Sold Price

\$900,000

Sold Date **06-Feb-23**

4 2 2

Distance **1.17km**



**65 CASCADE DRIVE AINTREE VIC
3336**

Sold Price

^{RS} **\$860,000**

Sold Date **30-Mar-23**

4 3 2

Distance **1.09km**



**11 DISTINCTIVE DRIVE ROCKBANK
VIC 3335**

Sold Price

\$870,000

Sold Date **09-Feb-23**

4 2 2

Distance **1.43km**

RS = Recent sale

UN = Undisclosed Sale

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