

## 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

3 QUARTERS STREET 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

\$1,380,000

or range  
between

&

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$741,000

Property type

House

Suburb

Aintree

Period-from

01 Jan 2024

to

31 Dec 2024

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

7 DRIFTWOOD STREET AINTREE VIC 3336	\$1,330,000	24-Jan-25
18 WILDWOOD ROAD AINTREE VIC 3336	\$1,311,000	11-Dec-24
26 AINTREE BOULEVARD AINTREE VIC 3336	\$1,440,000	20-Dec-24

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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**7 DRIFTWOOD STREET AINTREE VIC 3336** Sold Price <sup>RS</sup> **\$1,330,000** <sup>UN</sup> Sold Date **24-Jan-25**  
Distance **1.05km**

 5  5  2



**18 WILDWOOD ROAD AINTREE VIC 3336** Sold Price <sup>RS</sup> **\$1,311,000** <sup>UN</sup> Sold Date **11-Dec-24**  
Distance **1.17km**

 5  4  2



**26 AINTREE BOULEVARD AINTREE VIC 3336** Sold Price <sup>RS</sup> **\$1,440,000** Sold Date **20-Dec-24**  
Distance **1.36km**

 4  3  2

**RS** = Recent sale      **UN** = Undisclosed Sale

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