

## 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

47 Tedcastle Drive 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

\$729,000

&

\$769,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$695,000

Property type

House

Suburb

Aintree

Period-from

01 Nov 2020

to

31 Oct 2021

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 Waler Street Aintree VIC 3336	\$772,000	24-Nov-21
15 Raddle Road Aintree VIC 3336	\$718,000	24-Sep-21
18 Lantana Road Aintree VIC 3336	\$720,000	21-Sep-21

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: 30 November 2021



**4 Waler Street Aintree VIC 3336**

Sold Price

<sup>RS</sup>

**\$772,000**

Sold Date

**24-Nov-21**



4



2



2

Distance

**0.79km**



**15 Raddle Road Aintree VIC 3336**

Sold Price

<sup>RS</sup>

**\$718,000**

Sold Date

**24-Sep-21**



4



2



2

Distance

**1.44km**



**18 Lantana Road Aintree VIC 3336**

Sold Price

**\$720,000**

Sold Date

**21-Sep-21**



4



2



2

Distance

**1.84km**

**RS** = Recent sale

**UN** = Undisclosed Sale

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