

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

6 WALKER STREET 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

\$730,000

&

\$760,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$755,000

Property type

House

Suburb

Aintree

Period-from

01 Feb 2023

to

31 Jan 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 MOULSDALE WAY AINTREE VIC 3336	\$760,000	06-Aug-23
9 TAILINGS ROAD AINTREE VIC 3336	\$746,000	24-Oct-23
15 LANTANA ROAD AINTREE VIC 3336	\$730,000	22-Nov-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.~~

This Statement of Information was prepared on: 05 February 2024



7 MOULSDALE WAY AINTREE VIC 3336

Sold Price

\$760,000

Sold Date **06-Aug-23**

 4  2  2

Distance **0.25km**



9 TAILINGS ROAD AINTREE VIC 3336

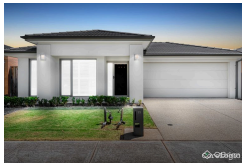
Sold Price

\$746,000

Sold Date **24-Oct-23**

 4  2  2

Distance **0.46km**



15 LANTANA ROAD AINTREE VIC 3336

Sold Price

^{RS} **\$730,000**

Sold Date **22-Nov-23**

 4  2  2

Distance **0.79km**

RS = Recent sale

UN = Undisclosed Sale

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