

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

24 SIGNAL CIRCUIT 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

\$610,000

&

\$650,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$758,500

Property type

House

Suburb

Aintree

Period-from

01 Sep 2023

to

31 Aug 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

4 OCTAGONAL STREET BONNIE BROOK VIC 3335	\$661,000	04-Jul-24
29 KOHLI CRESCENT ROCKBANK VIC 3335	\$630,000	31-Jul-24
35 MURRAY ROAD THORNHILL PARK VIC 3335	\$650,000	10-Jun-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.~~

This Statement of Information was prepared on: 02 September 2024



4 OCTAGONAL STREET BONNIE BROOK VIC 3335

3 2 2

Sold Price

^{RS}

\$661,000

Sold Date

04-Jul-24

Distance

1.43km



29 KOHLI CRESCENT ROCKBANK VIC 3335

3 2 2

Sold Price

^{RS}

\$630,000

Sold Date

31-Jul-24

Distance

2.64km



35 MURRAY ROAD THORNHILL PARK VIC 3335

3 2 2

Sold Price

^{RS}

\$650,000

Sold Date

10-Jun-24

Distance

2.99km

RS = Recent sale

UN = Undisclosed Sale

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