

## 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

10 ELLSON 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

or range  
between

\$720,000

&

\$750,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$741,500

Property type

House

Suburb

Aintree

Period-from

01 Nov 2022

to

31 Oct 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

8 WALKER STREET AINTREE VIC 3336	\$740,000	16-Jan-22
7 MOULSDALE WAY AINTREE VIC 3336	\$760,000	06-Aug-23
19 SHAW STREET AINTREE VIC 3336	\$700,000	20-Apr-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: 09 November 2023

**8 WALKER STREET AINTREE VIC  
3336**4  2  2 

Sold Price

**\$740,000**

Sold Date

**16-Jan-22**

Distance

**0.26km****7 MOULSDALE WAY AINTREE VIC  
3336**4  2  2 

Sold Price

**\$760,000**

Sold Date

**06-Aug-23**

Distance

**0.02km****19 SHAW STREET AINTREE VIC  
3336**4  2  2 

Sold Price

**\$700,000**

Sold Date

**20-Apr-23**

Distance

**0.21km**

RS = Recent sale

UN = Undisclosed Sale

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