

## 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

13 WALKER 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

\$850,000

&

\$925,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$752,000

Property type

House

Suburb

Aintree

Period-from

01 Dec 2022

to

30 Nov 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

140 BONNIEBROOK ROAD BONNIE BROOK VIC 3335	\$900,000	22-Oct-23
65 CASCADE DRIVE AINTREE VIC 3336	\$860,000	30-Mar-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: 14 December 2023



**140 BONNIEBROOK ROAD BONNIE BROOK VIC 3335** Sold Price **\$900,000** Sold Date **22-Oct-23**

 4  3  2

Distance **1.73km**



**65 CASCADE DRIVE AINTREE VIC 3336** Sold Price **\$860,000** Sold Date **30-Mar-23**

 4  3  2

Distance **1.11km**

RS = Recent sale

UN = Undisclosed Sale

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