

## 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 KNABSTRUPPER 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

\$580,000

&

\$610,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$748,500

Property type

House

Suburb

Aintree

Period-from

01 Apr 2023

to

31 Mar 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

231 FRONTIER AVENUE AINTREE VIC 3336	\$585,000	25-Sep-23
237 FRONTIER AVENUE AINTREE VIC 3336	\$604,000	03-Jan-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: 15 April 2024



**231 FRONTIER AVENUE AINTREE  
VIC 3336**

Sold Price

**\$585,000**

Sold Date

**25-Sep-23**

 -  -  -

Distance

**1.48km**



**237 FRONTIER AVENUE AINTREE  
VIC 3336**

Sold Price

**\$604,000**

Sold Date

**03-Jan-23**

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Distance

**1.43km**

RS = Recent sale

UN = Undisclosed Sale

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