

## 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

4 FEATHERWOOD DRIVE 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

\$650,000

&

\$700,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$746,000

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

5 WARRIGAL DRIVE AINTREE VIC 3336	\$660,000	14-Apr-23
3 WARRIGAL DRIVE AINTREE VIC 3336	\$686,000	22-Nov-22

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: 08 February 2024



**5 WARRIGAL DRIVE AINTREE VIC  
3336**

Sold Price

**\$660,000**

Sold Date

**14-Apr-23**

 4  2  2

Distance

**0.1km**



**3 WARRIGAL DRIVE AINTREE VIC  
3336**

Sold Price

**\$686,000**

Sold Date

**22-Nov-22**

 1  2  2

Distance

**0.11km**

RS = Recent sale

UN = Undisclosed Sale

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