

Statement of Information

Single residential property located in the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Property offered for sale

Address Including suburb and postcode	42 Featherwood Drive Aintree, 3336
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Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting.

Range between	\$980,000 & \$1,030,000
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Median sale price

Median price	\$743,500	Property Type	HOUSE	Suburb	AINTREE
Period - From	01-Dec-2023	to	22-Jan-2024	Source	Pricfinder

Comparable property sales

These are the three properties sold within two kilometres of the property for sale in the last six 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
1	10 Frontier Avenue, Aintree, Vic 3336	\$1,060,000	12-Nov-2023
2	6 Wireless Drive, Aintree, Vic 3336	\$1,150,000	14-Dec-2023
3	16 Bullion Drive, Aintree, Vic 3336	\$1,167,500	30-Oct-2023

This statement of information was prepared on 22-Jan-2024 at 1:44:53 PM EST