

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

7 FOWLER PLACE AINTREE VIC 3336

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$660,000

&

\$720,000

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

| | | |
|--|-----------|-----------|
| 5 SHAW STREET AINTREE VIC 3336 | \$720,000 | 27-Nov-23 |
| 31 GIBSONS CIRCUIT BONNIE BROOK VIC 3335 | \$722,000 | 08-Apr-24 |
| 43 TROOPER DRIVE AINTREE VIC 3336 | \$716,500 | 21-Nov-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



5 SHAW STREET AINTREE VIC 3336

4 2 2

Sold Price **\$720,000** Sold Date **27-Nov-23**

Distance **0.45km**



31 GIBSONS CIRCUIT BONNIE BROOK VIC 3335

4 2 2

Sold Price ^{RS} **\$722,000** Sold Date **08-Apr-24**

Distance **1.59km**



43 TROOPER DRIVE AINTREE VIC 3336

4 2 2

Sold Price **\$716,500** Sold Date **21-Nov-23**

Distance **0.78km**

RS = Recent sale

UN = Undisclosed Sale

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