

## 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

8 AINTREE BOULEVARD 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

\$1,200,000

&

\$1,300,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$752,000

Property type

House

Suburb

Aintree

Period-from

01 Jun 2023

to

31 May 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

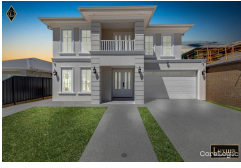
Date of sale

|                                       |             |           |
|---------------------------------------|-------------|-----------|
| 4 RANNI PLACE BONNIE BROOK VIC 3335   | \$1,298,000 | 21-Feb-24 |
| 50 FEATHERWOOD DRIVE AINTREE VIC 3336 | \$1,125,000 | 03-Apr-24 |
| 126 FIELDS STREET AINTREE VIC 3336    | \$1,080,000 | 24-Apr-24 |

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: 27 June 2024



**4 RANNI PLACE BONNIE BROOK  
 VIC 3335**

 5  3  2

Sold Price **\$1,298,000** Sold Date **21-Feb-24**

Distance **1.22km**



**50 FEATHERWOOD DRIVE  
 AINTREE VIC 3336**

 4  2  3

Sold Price <sup>RS</sup> **\$1,125,000** Sold Date **03-Apr-24**

Distance **1.45km**



**126 FIELDS STREET AINTREE VIC  
 3336**

 5  3  2

Sold Price **\$1,080,000** Sold Date **24-Apr-24**

Distance **0.21km**

RS = Recent sale      UN = Undisclosed Sale

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