

## 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

9 BROOM ROAD 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

\$700,000

&

\$770,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$752,000

Property type

House

Suburb

Aintree

Period-from

01 Jul 2023

to

30 Jun 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

10 ELLSON STREET AINTREE VIC 3336	\$705,000	09-Mar-24
16 LANTANA ROAD AINTREE VIC 3336	\$730,000	24-Jan-24
20 MISSION DRIVE AINTREE VIC 3336	\$762,000	28-Mar-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: 03 July 2024



**10 ELLSON STREET AINTREE VIC  
3336**

Sold Price

**\$705,000**

Sold Date **09-Mar-24**

 4  2  2

Distance **0.86km**



**16 LANTANA ROAD AINTREE VIC  
3336**

Sold Price

**\$730,000**

Sold Date **24-Jan-24**

 4  2  2

Distance **1.75km**



**20 MISSION DRIVE AINTREE VIC  
3336**

Sold Price

**\$762,000**

Sold Date **28-Mar-24**

 4  2  2

Distance **0.71km**

RS = Recent sale

UN = Undisclosed Sale

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