

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

10 ELLSON STREET 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

\$690,000

&

\$750,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$745,000

Property type

House

Suburb

Aintree

Period-from

01 Jun 2021

to

31 May 2022

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

80 FRONTIER AVENUE AINTREE VIC 3336	\$750,000	19-Apr-22
43 HENDERSON CIRCUIT AINTREE VIC 3336	\$700,000	23-Apr-22
5 COBBLEFIELD STREET AINTREE VIC 3336	\$713,000	23-May-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: 24 June 2022



**80 FRONTIER AVENUE AINTREE
VIC 3336**

4 2 2

Sold Price **\$750,000** Sold Date **19-Apr-22**

Distance **0.56km**



**43 HENDERSON CIRCUIT AINTREE
VIC 3336**

4 2 2

Sold Price **\$700,000** Sold Date **23-Apr-22**

Distance **0.57km**



**5 COBBLEFIELD STREET AINTREE
VIC 3336**

4 2 2

Sold Price ^{RS} **\$713,000** Sold Date **23-May-22**

Distance **0.75km**



**4 FLEECE ROAD AINTREE VIC
3336**

4 2 2

Sold Price ^{RS} **\$717,000**^{UN} Sold Date **14-May-22**

Distance **0.55km**



**6 PERSIMMON WAY AINTREE VIC
3336**

4 2 2

Sold Price ^{RS} **\$690,000** Sold Date **26-Mar-22**

Distance **0.99km**



**98 PIONEER DRIVE AINTREE VIC
3336**

4 2 2

Sold Price ^{RS} **\$730,000** Sold Date **12-Apr-22**

Distance **0.73km**

RS = Recent sale UN = Undisclosed Sale

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**12 RADDLE ROAD AINTREE VIC
3336**

 4  2  2

Sold Price

\$740,000

Sold Date

29-Mar-22

Distance

0.5km

RS = Recent sale

UN = Undisclosed Sale

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