

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

3 BOTTLEBRUSH ROAD 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

\$700,000

&

\$770,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$730,000

Property type

House

Suburb

Aintree

Period-from

01 May 2021

to

30 Apr 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

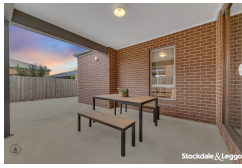
Date of sale

5 RECEIVER ROAD AINTREE VIC 3336	\$760,000	09-Apr-22
12 RADDLE ROAD AINTREE VIC 3336	\$740,000	21-Apr-22
98 PIONEER DRIVE AINTREE VIC 3336	\$730,000	12-Apr-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: 06 May 2022



5 RECEIVER ROAD AINTREE VIC 3336

4 2 2

Sold Price

^{RS} **\$760,000**

Sold Date **09-Apr-22**

Distance **1.07km**



12 RADDLE ROAD AINTREE VIC 3336

4 2 2

Sold Price

^{RS} **\$740,000**

Sold Date **21-Apr-22**

Distance **0.49km**



98 PIONEER DRIVE AINTREE VIC 3336

4 2 2

Sold Price

^{RS} **\$730,000**

Sold Date **12-Apr-22**

Distance **0.51km**



33 CASCADE DRIVE AINTREE VIC 3336

4 2 2

Sold Price

^{RS} **\$748,500**

Sold Date **20-Apr-22**

Distance **1.72km**

RS = Recent sale

UN = Undisclosed Sale

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