

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 Bayley Chase 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

\$560,000

&

\$600,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$600,000

Property type

House

Suburb

Aintree

Period-from

01 Oct 2018

to

30 Sep 2019

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

9 Suffolk Place Aintree VIC 3336	\$599,000	27-Aug-19
37 Tedcastle Drive Aintree VIC 3336	\$575,000	09-Sep-19
10 Chestnut Street Aintree VIC 3336	\$565,000	30-Jul-19

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: 14 October 2019



9 Suffolk Place Aintree VIC 3336

Sold Price

\$599,000

Sold Date

27-Aug-19

 4  2  2

Distance

0.23km



37 Tedcastle Drive Aintree VIC 3336

Sold Price

^{RS} **\$575,000**

Sold Date

09-Sep-19

 4  2  2

Distance

1.52km



10 Chestnut Street Aintree VIC 3336

Sold Price

\$565,000

Sold Date

30-Jul-19

 4  2  2

Distance

1.62km

RS = Recent sale

UN = Undisclosed Sale

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