

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

11 TUCKEROO 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

\$689,000

&

\$729,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$758,500

Property type

House

Suburb

Aintree

Period-from

01 Sep 2023

to

31 Aug 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

11 FLEECE ROAD AINTREE VIC 3336	\$722,500	23-Jul-24
20 RADDLE ROAD AINTREE VIC 3336	\$690,000	17-Aug-24
105 PIONEER DRIVE AINTREE VIC 3336	\$725,000	29-Jun-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: 02 September 2024



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**11 FLEECE ROAD AINTREE VIC
3336**

4 2 2

Sold Price

^{RS} **\$722,500**

Sold Date

23-Jul-24

Distance

0.09km



**20 RADDLE ROAD AINTREE VIC
3336**

4 2 2

Sold Price

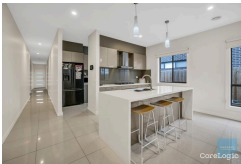
^{RS} **\$690,000**

Sold Date

17-Aug-24

Distance

0.12km



**105 PIONEER DRIVE AINTREE VIC
3336**

4 2 2

Sold Price

^{RS} **\$725,000**

Sold Date

29-Jun-24

Distance

0.86km

RS = Recent sale

UN = Undisclosed Sale

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