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

18 Devine Lane 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	\$590,000	&	\$645,000
Median sale price				

(*Delete house or unit as applicable)

Median Price	\$650,000	Prop	erty type House		Suburb	Aintree	
Period-from	01 Jan 2020	to	31 Dec 2	2020	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
13 Bayley Chase Aintree VIC 3336	\$600,000	14-Oct-20
7 Tulipwood Avenue Aintree VIC 3336	\$625,000	11-Nov-20
14 Cedar Street Aintree VIC 3336	\$650,000	17-Aug-20

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: 08 January 2021

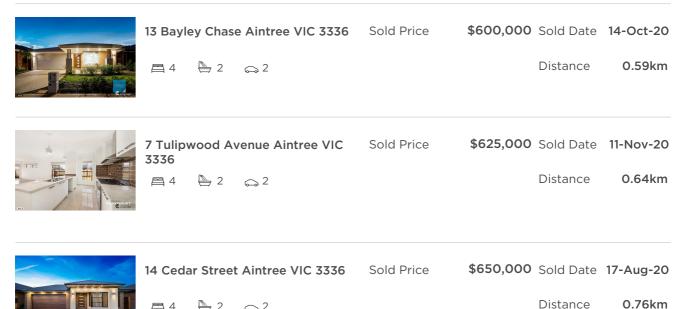


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RS = Recent sale UN = Undisclosed Sale

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