

## 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 KNABSTRUPPER STREET AINTREE VIC 3336

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$440,000

&

\$460,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$475,000

Property type

Land

Suburb

Aintree

Period-from

01 Dec 2022

to

30 Nov 2023

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

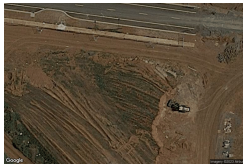
Date of sale

38 TROOPER DRIVE AINTREE VIC 3336	\$475,000	19-Sep-22
50 WILDWOOD ROAD AINTREE VIC 3336	\$438,000	11-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: 04 December 2023

**38 TROOPER DRIVE AINTREE VIC 3336**

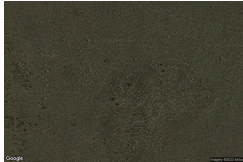
Sold Price

**\$475,000**

Sold Date

**19-Sep-22** -  -  -

Distance

**1.23km****50 WILDWOOD ROAD AINTREE VIC 3336**

Sold Price

**\$438,000**

Sold Date

**11-Apr-22** -  -  -

Distance

**0.12km**

RS = Recent sale

UN = Undisclosed Sale

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