

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 GOOSEBERRY 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

\$820,000

&

\$860,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$725,000

Property type

House

Suburb

Aintree

Period-from

01 Jul 2024

to

30 Jun 2025

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

3 HISTORICAL DRIVE AINTREE VIC 3336	\$847,500	03-May-25
24 BRUSHWOOD DRIVE AINTREE VIC 3336	\$841,000	26-May-25
3 SCANLON STREET AINTREE VIC 3336	\$820,000	18-Jan-25

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 July 2025



3 HISTORICAL DRIVE AINTREE VIC 3336

Sold Price

\$847,500

Sold Date

03-May-25

1

2

2

Distance

0.39km



24 BRUSHWOOD DRIVE AINTREE VIC 3336

Sold Price

^{RS} **\$841,000**

Sold Date

26-May-25

4

3

2

Distance

0.7km



3 SCANLON STREET AINTREE VIC 3336

Sold Price

\$820,000

Sold Date

18-Jan-25

4

2

2

Distance

1.51km

RS = Recent sale

UN = Undisclosed Sale

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