

## 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

22 Westminster Drive Avondale Heights VIC 3034

### 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

\$720,000

&

\$790,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$812,500

Property type

House

Suburb

Avondale Heights

Period-from

01 Dec 2019

to

30 Nov 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

|   |           |           |
|---|-----------|-----------|
| 8 Doyle Street Avondale Heights VIC 3034    | \$780,100 | 28-Jul-20 |
| 7 Somerset Street Avondale Heights VIC 3034 | \$795,000 | 25-Jul-20 |
| 53 Macey Avenue Avondale Heights VIC 3034   | \$755,000 | 05-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.~~

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**8 Doyle Street Avondale Heights  
VIC 3034**

3 1 1

Sold Price

**\$780,100**

Sold Date

**28-Jul-20**

Distance

**0.18km**



**7 Somerset Street Avondale  
Heights VIC 3034**

3 1 4

Sold Price

**\$795,000**

Sold Date

**25-Jul-20**

Distance

**0.25km**



**53 Macey Avenue Avondale Heights  
VIC 3034**

3 1 1

Sold Price

**\$755,000**

Sold Date

**05-Aug-20**

Distance

**0.28km**

RS = Recent sale

UN = Undisclosed Sale

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