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## STATEMENT OF INFORMATION

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### UNIT Offered for Sale

38A Barbara Crescent Avondale Heights VIC 3034

3 2 1

### Indicative Selling Price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Single Price \$750,000

### Median Sale Price

\$423,000 Units in Avondale heights between Apr 2017 - Mar 2018

Source: CoreLogic

### Comparable Property Sales

These are the 3 properties sold within 2 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.

	<b>1J Doyle Street Avondale Heights VIC 3034</b>	Sold Price	<b>\$750,000</b>	Sold Date	<b>13-Jun-17</b>
	3  -  -			Distance	<b>1.02km</b>
	<b>1A Arvern Avenue Avondale Heights VIC 3034</b>	Sold Price	<b>\$775,500</b>	Sold Date	<b>17-Feb-18</b>
	3  2  1			Distance	<b>1.14km</b>
	<b>23 Ridley Avenue Avondale Heights VIC 3034</b>	Sold Price	<b>\$757,000</b>	Sold Date	<b>28-Oct-17</b>
	3  2  1			Distance	<b>1.27km</b>

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