

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

3/10 Templewood Crescent Avondale Heights VIC 3034

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

\$390,000

&

\$425,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$730,000

Property type

Unit

Suburb

Avondale Heights

Period-from

01 Jul 2020

to

30 Jun 2021

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

3/57 Wood Street Avondale Heights VIC 3034	\$560,000	01-May-21
2/8 Military Road Avondale Heights VIC 3034	\$650,000	04-Jun-21
7/8 Military Road Avondale Heights VIC 3034	\$710,000	13-Jan-21

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: 07 July 2021



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3/57 Wood Street Avondale Heights VIC 3034

2 1 1

Sold Price **\$560,000** Sold Date **01-May-21**

Distance **0.97km**



2/8 Military Road Avondale Heights VIC 3034

2 2 1

Sold Price ^{RS} **\$650,000** Sold Date **04-Jun-21**

Distance **0.96km**



7/8 Military Road Avondale Heights VIC 3034

2 2 1

Sold Price **\$710,000** Sold Date **13-Jan-21**

Distance **0.94km**

RS = Recent sale

UN = Undisclosed Sale

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