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### HOUSE Offered for Sale

31 Ridge Drive Avondale Heights VIC 3034

 3  1  3

### Indicative Selling Price

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

Range between \$780,000 & \$840,000

### Median Sale Price

\$850,000 Houses in Avondale heights between Mar 2017 - Feb 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.



**12 Glamis Drive Avondale Heights  
VIC 3034**

 3  1  2

Sold Price

**\$835,000**

Sold Date

**26-Sep-17**

Distance

**0.14km**



**55 Ridge Drive Avondale Heights  
VIC 3034**

 5  2  2

Sold Price

**\$823,000**

Sold Date

**21-Jan-18**

Distance

**0.22km**



**42 Ridge Drive Avondale Heights  
VIC 3034**

 3  2  2

Sold Price

**\$815,000**

Sold Date

**14-Nov-17**

Distance

**0.24km**

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