

STATEMENT OF INFORMATION

Sections 47AF of the *Estate Agents Act 1980*

Property offered for sale

Address including suburb and postcode

26A Thompson Street, Avondale Heights, VIC 3034

Indicative selling price

Range between

\$ 580,000 - \$638,000

* For the meaning of this price, see consumer.vic.gov.au/underquoting



Median sale price

Median price

\$ 806,250

House

*Delete house or unit as applicable

Suburb

AVONDALE HEIGHTS

Period

07/11/2018 - 06/05/2019

Source

Price Finder

Comparable property sales

These are the three properties sold within two kilometres of the property of the sale in the last six months that the estate agent or agents representative considers to be most comparable to the property for sale



31 Sydney Street
Avondale Heights

3 1 1

Sold Price *\$650,000
Date Sold 15/03/2019
Land 616 sqm



84 Clarendon Street
Avondale Heights

3 1 2

Sold Price *\$620,000
Date Sold 04/05/2019
Land 332 sqm



2 Centre Court
Avondale Heights

3 1 1

Sold Price \$640,000
Date Sold 18/11/2018
Land 296 sqm