

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

1 SYMONS ROAD AVONSLEIGH VIC 3782

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

\$820,000

&

\$902,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$805,000

Property type

House

Suburb

Avonsleigh

Period-from

01 May 2021

to

30 Apr 2022

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

7 WATTLE COURT EMERALD VIC 3782	\$882,000	22-Dec-21
8 AVON ROAD AVONSLEIGH VIC 3782	\$855,000	18-Feb-22
4 MARY STREET EMERALD VIC 3782	\$880,000	30-Apr-22

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: 19 May 2022



7 WATTLE COURT EMERALD VIC 3782

 4  1  4

Sold Price **\$882,000** Sold Date **22-Dec-21**

Distance **0.45km**



8 AVON ROAD AVONSLEIGH VIC 3782

 3  1  2

Sold Price **\$855,000** Sold Date **18-Feb-22**

Distance **1.01km**



4 MARY STREET EMERALD VIC 3782

 3  1  3

Sold Price ^{RS} **\$880,000** Sold Date **30-Apr-22**

Distance **1.68km**

RS = Recent sale **UN** = Undisclosed Sale

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