

## 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

3/3-5 Nelson Court Avondale Heights VIC 3034

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

\$459,000

or range  
between

&

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$566,000

Property type

Unit

Suburb

Avondale Heights

Period-from

01 Nov 2018

to

31 Oct 2019

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

1/19-21 McPherson Street Keilor East VIC 3033	\$465,000	16-Nov-19
1/552 Buckley Street Keilor East VIC 3033	\$507,000	05-Oct-19
6/18-22 San Remo Drive Avondale Heights VIC 3034	\$446,000	24-Apr-19

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: 22 November 2019



**1/19-21 McPherson Street Keilor East VIC 3033**

 2  1  1

Sold Price

<sup>RS</sup> **\$465,000**

Sold Date

**16-Nov-19**

Distance

**1.5km**



**1/552 Buckley Street Keilor East VIC 3033**

 2  1  1

Sold Price

<sup>RS</sup> **\$507,000**

Sold Date

**05-Oct-19**

Distance

**1.37km**



**6/18-22 San Remo Drive Avondale Heights VIC 3034**

 2  1  1

Sold Price

**\$446,000**

Sold Date

**24-Apr-19**

Distance

**0.99km**

RS = Recent sale

UN = Undisclosed Sale

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