

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

5 ARBOR TERRACE 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

\$950,000

&

\$1,000,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$963,500

Property type

House

Suburb

Avondale Heights

Period-from

01 Jul 2022

to

30 Jun 2023

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

10 GLENCARA STREET AVONDALE HEIGHTS VIC 3034	\$937,000	21-Jun-23
47 CLARENDON STREET AVONDALE HEIGHTS VIC 3034	\$975,000	31-May-23
18 DEUTSCHER STREET AVONDALE HEIGHTS VIC 3034	\$985,000	06-May-23

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.

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10 GLENCARA STREET AVONDALE HEIGHTS VIC 3034

Sold Price

^{RS}

\$937,000

Sold Date

21-Jun-23

3

1

2

Distance

0.41km



47 CLARENDON STREET AVONDALE HEIGHTS VIC 3034

Sold Price

^{RS}

\$975,000

Sold Date

31-May-23

3

1

5

Distance

0.81km



18 DEUTSCHER STREET AVONDALE HEIGHTS VIC 3034

Sold Price

^{RS}

\$985,000

Sold Date

06-May-23

3

1

2

Distance

0.88km

RS = Recent sale

UN = Undisclosed Sale

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