

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

2/3 Riverside Avenue 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

\$680,000

&

\$720,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$720,000

Property type

Unit

Suburb

Avondale Heights

Period-from

01 Oct 2020

to

30 Sep 2021

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

8 Riverside Avenue Avondale Heights VIC 3034	\$720,000	13-Oct-21
8/9B Weyburn Place Avondale Heights VIC 3034	\$705,000	20-May-21
49A Intervale Drive Avondale Heights VIC 3034	\$660,000	23-Oct-21

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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8 Riverside Avenue Avondale Heights VIC 3034

3 2 1

Sold Price ^{RS} **\$720,000** ^{UN} Sold Date **13-Oct-21**

Distance **0.09km**



8/9B Weyburn Place Avondale Heights VIC 3034

3 2 1

Sold Price **\$705,000** Sold Date **20-May-21**

Distance **1.13km**



49A Intervale Drive Avondale Heights VIC 3034

2 2 1

Sold Price ^{RS} **\$660,000** Sold Date **23-Oct-21**

Distance **2.04km**

RS = Recent sale

UN = Undisclosed Sale

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