

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 ST RAPHAEL STREET 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

\$780,000

&

\$850,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$960,000

Property type

House

Suburb

Avondale Heights

Period-from

01 Oct 2023

to

30 Sep 2024

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

36 BORDEAUX STREET AVONDALE HEIGHTS VIC 3034

\$775,000

20-Sep-24

7 RIVIERA ROAD AVONDALE HEIGHTS VIC 3034

\$816,500

05-Oct-24

33 ORLEANS ROAD AVONDALE HEIGHTS VIC 3034

\$860,000

24-Aug-24

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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**36 BORDEAUX STREET
AVONDALE HEIGHTS VIC 3034**

3 1 2

Sold Price ^{RS} **\$775,000** Sold Date **20-Sep-24**

Distance **0.41km**



**7 RIVIERA ROAD AVONDALE
HEIGHTS VIC 3034**

3 1 1

Sold Price ^{RS} **\$816,500** Sold Date **05-Oct-24**

Distance **0.48km**



**33 ORLEANS ROAD AVONDALE
HEIGHTS VIC 3034**

3 1 3

Sold Price ^{RS} **\$860,000** Sold Date **24-Aug-24**

Distance **0.6km**

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

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