

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

41 Montpellier Drive, Avondale Heights, Vic 3034

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

range between

\$1,240,000

&

\$1,300,000

Median sale price

Median price

\$970,000

Property type

House

Suburb

Avondale Heights

Period - From

01/07/2023

to

30/09/2023

Source



PropTrack

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 six 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
15A River Drive, Avondale Heights, VIC 3034	\$1,300,000	11/08/2023
18 Dumas Avenue, Avondale Heights, VIC 3034	\$1,270,000	05/10/2023
11 Laura Grove, Avondale Heights, VIC 3034	\$1,240,000	29/08/2023

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 six months.

This Statement of Information was prepared on: 10/10/2023