

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

18 & 18A LAKE 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

\$1,520,000 EACH

&

\$1,580,000 EACH

Median sale price

(*Delete house or unit as applicable)

Median Price

\$940,000

Property type

House

Suburb

Avondale Heights

Period-from

01 Feb 2023

to

31 Jan 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

41 WINDSOR DRIVE AVONDALE HEIGHTS VIC 3034	\$1,576,000	21-Aug-23
13 WARRICK COURT AVONDALE HEIGHTS VIC 3034	\$1,535,000	05-Sep-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.

This Statement of Information was prepared on: 02 February 2024

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41 WINDSOR DRIVE AVONDALE HEIGHTS VIC 3034

 5
  3
  2

Sold Price **\$1,576,000** Sold Date **21-Aug-23**

Distance **1.04km**



13 WARRICK COURT AVONDALE HEIGHTS VIC 3034

 6
  3
  2

Sold Price **\$1,535,000** Sold Date **05-Sep-23**

Distance **1.55km**

RS = Recent sale UN = Undisclosed Sale

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