

STATEMENT OF INFORMATION

Single residential property located in the Melbourne metropolitan area.

Sections 47AF of the *Estate Agents Act 1980*

Property offered for sale

Address
Including suburb and
postcode

4 CAMLARNI CLOSE, AVONDALE HEIGHTS VIC 3034

Indicative selling price

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

Range Between

\$1,050,000

&

\$1,150,000

Median sale price

Median price

\$838,000

House

X

Suburb

AVONDALE HEIGHTS

Period - From

01.04.18

to

30.06.18

Source

REIV propertydata.com.au/RPData/CoreLogic

Comparable property sales

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
1. 6 Monte Carlo Drive, Avondale Heights	\$1,140,000	01.08.18
2. 150 Templewood Crescent, Avondale Heights	\$1,170,000	26.05.18
3. 55 Monte Carlo Drive, Avondale Heights	\$1,190,000	02.07.18

Property data source: REIV propertydata.com.au/RPData/CoreLogic. Generated on 18 October 2018.