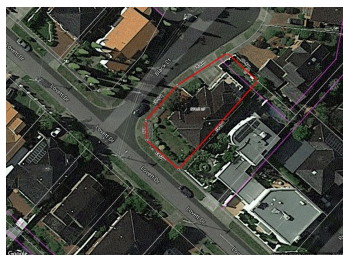


STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



4 LOVETT DRIVE, AVONDALE HEIGHTS,

4 2 2

Indicative Selling Price

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

Single Price: \$1,190,000

Provided by: Teresa Soliman, Pennisi Real Estate

MEDIAN SALE PRICE



AVONDALE HEIGHTS, VIC, 3034

Suburb Median Sale Price (House)

\$840,000

01 October 2017 to 31 March 2018

Provided by: pricefinder

COMPARABLE PROPERTIES

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.



11 DAVID AVE, KEILOR EAST, VIC 3033

4 2 2

Sale Price

\$1,188,000

Sale Date: 09/09/2017

Distance from Property: 1.2km



7 ALEXANDER ST, AVONDALE HEIGHTS, VIC

5 3 2

Sale Price

***\$1,335,888**

Sale Date: 01/03/2018

Distance from Property: 1.5km



20 COLLEGE PDE, KEILOR EAST, VIC 3033

4 4 3

Sale Price

\$1,210,000

Sale Date: 09/09/2017

Distance from Property: 679m



This report has been compiled on 09/04/2018 by Pennisi Real Estate. Property Data Solutions Pty Ltd 2018 - www.pricefinder.com.au

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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 LOVETT DRIVE, AVONDALE HEIGHTS, VIC 3034

Indicative selling price

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

Single Price:

\$1,190,000

Median sale price

Median price

\$840,000

House

X

Unit


Suburb

AVONDALE
HEIGHTS

Period

01 October 2017 to 31 March 2018

Source



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
11 DAVID AVE, KEILOR EAST, VIC 3033	\$1,188,000	09/09/2017
7 ALEXANDER ST, AVONDALE HEIGHTS, VIC 3034	*\$1,335,888	01/03/2018
20 COLLEGE PDE, KEILOR EAST, VIC 3033	\$1,210,000	09/09/2017