

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 28 RHONDA STREET, AVONDALE HEIGHTS VIC 3034

Indicative selling price

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

Range between \$660,000 & \$690,000

Median sale price

Median price \$802,500 House ☒ Suburb AVONDALE HEIGHTS
Period - From 01.07.2018 to 30.09.2018 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. 34 Mountain View Avenue, Avondale Heights | \$730,000 | 27.10.2018 |
| 2. 6 White Street, Avondale Heights | \$800,000 | 20.10.2018 |
| 3. 53 Montpellier Street, Avondale Heights | \$770,000 | 10.07.2018 |

Property data source: REIV propertydata.com.au/RPData/CoreLogic. Generated on 8 December 2018.