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STATEMENT OF INFORMATION

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HOUSE Offered for Sale

11 Cresswold Avenue Avondale Heights VIC 3034

3 1 4

Indicative Selling Price

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

Range between \$880,000 & \$960,000

Median Sale Price

\$850,000 Houses in Avondale heights between Feb 2017 - Jan 2018

Source: CoreLogic

Comparable Property Sales

These are the 3 properties sold within 2 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.



31 Macey Avenue Avondale Heights VIC 3034 Sold Price **\$900,000** Sold Date **14-Oct-17**

3 1 2

Distance **0.15km**



24 Alexander Street Avondale Heights VIC 3034 Sold Price **\$1,010,000** Sold Date **01-Sep-17**

3 1 1

Distance **0.32km**



4 Alexander Street Avondale Heights VIC 3034 Sold Price **\$965,000** Sold Date **12-Dec-17**

3 2 2

Distance **0.5km**

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