

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 24 Sovereign Way, Avondale Heights Vic 3034

**Indicative selling price**

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Single price \$988,000

**Median sale price**

Median price \$900,000

Property Type House

Suburb Avondale Heights

Period - From 01/01/2021

to 31/03/2021

Source REIV

**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 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	35 Quinn Gr KEILOR EAST 3033	\$1,050,000	01/05/2021
2	15 Cornwall St AVONDALE HEIGHTS 3034	\$1,015,000	27/02/2021
3	16 Glenside St AVONDALE HEIGHTS 3034	\$998,000	08/05/2021

**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 six months.~~

This Statement of Information was prepared on: 24/05/2021 11:22