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

14 Lorgrove Court, Avondale Heights Vic 3034

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting										
Range betwee	\$1,700,000		&		\$1,870,000					
Median sale price										
Median price	\$806,000	Pro	operty Type	Hou	se		Suburb	Avondale Heights		
Period - From	01/10/2018	to	30/09/2019)	So	urce	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 sixmonths that the estate agent or agent's representative considers to be most comparable to the property for sale.

Add	dress of comparable property	Price	Date of sale
1	109a Templewood Cr AVONDALE HEIGHTS 3034	\$1,290,000	30/09/2019
2			
3			

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:

23/10/2019 09:33



hockingstuart





Property Type: House Land Size: 1126 sqm approx Agent Comments Indicative Selling Price \$1,700,000 - \$1,870,000 Median House Price Year ending September 2019: \$806,000

Comparable Properties



109a Templewood Cr AVONDALE HEIGHTSAgent3034 (REI)This proof 362r442

Price: \$1,290,000 Method: Private Sale Date: 30/09/2019 Property Type: House Agent Comments

This property is a townhouse on subdivided land of 362m2

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.

Account - hockingstuart | P: 03 8387 0555 | F: 03 8387 0525



The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.