

# 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](http://consumer.vic.gov.au/underquoting)

Range between \$1,700,000 & \$1,870,000

### Median sale price

Median price \$806,000 Property Type House Suburb Avondale Heights

Period - From 01/10/2018 to 30/09/2019 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 | 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



 4  3  4

**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 HEIGHTS  
3034 (REI)**

 4  3  2

**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.