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## STATEMENT OF INFORMATION

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### HOUSE Offered for Sale

16 Monmouth Street Avondale Heights VIC 3034

3 1 1

### Indicative Selling Price

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

Range between \$750,000 & \$790,000

### Median Sale Price

\$840,000 Houses in Avondale heights between Aug 2017 - Jul 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.



**30 Brown Street Avondale Heights  
VIC 3034**

3 1 2

Sold Price

**\$790,000**

Sold Date

**16-Jun-18**

Distance

**0.5km**



**44 Mountain View Avenue  
Avondale Heights VIC 3034**

3 1 1

Sold Price

**\$781,000**

Sold Date

**25-Aug-18**

Distance

**0.61km**



**53 North Road Avondale Heights  
VIC 3034**

3 1 2

Sold Price

**\$780,000**

Sold Date

**17-Jul-18**

Distance

**0.89km**

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