

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

3/61 San Remo Drive Avondale Heights VIC 3034

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$650,000

&

\$690,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$566,000

Property type

Unit

Suburb

Avondale Heights

Period-from

01 Dec 2018

to

30 Nov 2019

Source

Corelogic

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 6 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 Poble Walk Avondale Heights VIC 3034	\$655,000	30-Jul-19
19 McKenna Street Avondale Heights VIC 3034	\$675,000	28-Jul-19
6/22-24 Military Road Avondale Heights VIC 3034	\$655,000	22-Jul-19

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 6 months.~~

This Statement of Information was prepared on: 11 December 2019



1 Poble Walk Avondale Heights VIC 3034 Sold Price **\$655,000** Sold Date **30-Jul-19**

 3  2  2

Distance **0.91km**



19 McKenna Street Avondale Heights VIC 3034 Sold Price **\$675,000** Sold Date **28-Jul-19**

 3  1  1

Distance **1.22km**



6/22-24 Military Road Avondale Heights VIC 3034 Sold Price **\$655,000** Sold Date **22-Jul-19**

 3  2  2

Distance **1.29km**

RS = Recent sale UN = Undisclosed Sale

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