# 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

#### 54 DOYLE STREET 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	Single Price		or range between		\$770,000	&	\$820,000	
Median sale price (*Delete house or unit as ap	plicable)							
Median Price	\$937,000	Prop	erty type	House		Suburb	Avondale Heights	
Period-from	01 Apr 2023	to	31 Mar 2	024	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	
58 MOUNTAIN VIEW AVENUE AVONDALE HEIGHTS VIC 3034	\$750,000	06-Apr-24	
28 ROBSON AVENUE AVONDALE HEIGHTS VIC 3034	\$776,500	18-Nov-23	
19A HANLEY STREET AVONDALE HEIGHTS VIC 3034	\$782,000	31-Mar-24	

#### 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: 22 April 2024

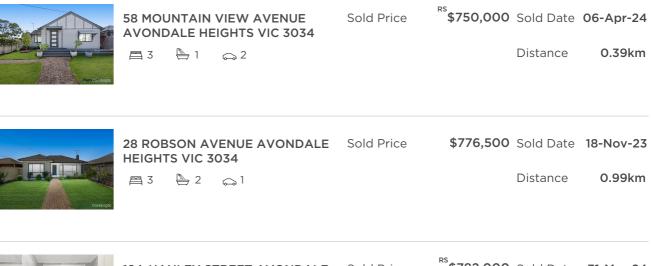


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	NLEY S	TREET AVONDALE	Sold Price	<sup>RS</sup> \$782,000	Sold Date	31-Mar-24
<b>=</b> 3	1	<b>⇔</b> 1			Distance	0.4km

RS = Recent sale UN = Undisclosed Sale

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