

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

13 WARRICK COURT 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

\$1,300,000

&

\$1,400,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$950,000

Property type

House

Suburb

Avondale Heights

Period-from

01 Aug 2022

to

31 Jul 2023

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

3 AVALON COURT AVONDALE HEIGHTS VIC 3034	\$1,580,000	25-Mar-23
2 MONTE CARLO DRIVE AVONDALE HEIGHTS VIC 3034	\$1,350,000	29-Mar-23
29 THACKERAY QUADRANT AVONDALE HEIGHTS VIC 3034	\$1,325,000	05-Aug-23

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.

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**3 AVALON COURT AVONDALE
HEIGHTS VIC 3034**

3 4 2

Sold Price **\$1,580,000** Sold Date **25-Mar-23**

Distance **0.11km**



**2 MONTE CARLO DRIVE
AVONDALE HEIGHTS VIC 3034**

4 3 2

Sold Price **\$1,350,000** Sold Date **29-Mar-23**

Distance **1.06km**



**29 THACKERAY QUADRANT
AVONDALE HEIGHTS VIC 3034**

4 2 2

Sold Price ^{RS} **\$1,325,000** Sold Date **05-Aug-23**

Distance **1.25km**

RS = Recent sale **UN** = Undisclosed Sale

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