

## Statement of Information

### Single residential property located in the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

#### Property offered for sale

Address  
Including suburb and  
postcode

107 NORTH ROAD, 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)

Price Range: \$700,000 to \$770,000

#### Median sale price

Median price

\$795,000

House

X

Unit

Suburb

AVONDALE  
HEIGHTS

Period

01 April 2016 to 31 March 2017

Source

pricefinder

#### Comparable property sales

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
32 MOUNTAIN VIEW AVE, AVONDALE HEIGHTS, VIC 3034	*\$726,000	08/04/2017
67 NORTH RD, AVONDALE HEIGHTS, VIC 3034	*\$770,000	18/02/2017
27 LAKE ST, AVONDALE HEIGHTS, VIC 3034	*\$711,000	24/02/2017