

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

6 DICKSON 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

or range
between

\$1,650,000

&

\$1,750,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$952,250

Property type

House

Suburb

Avondale Heights

Period-from

01 Feb 2024

to

31 Jan 2025

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

9 BRES ROAD KEILOR EAST VIC 3033	\$1,742,000	09-Jul-24
14 LAWRY COURT KEILOR EAST VIC 3033	\$1,701,000	18-May-24
81 STEELE CREEK DRIVE KEILOR EAST VIC 3033	\$1,750,000	05-Dec-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: 06 February 2025



9 BREES ROAD KEILOR EAST VIC 3033

4 3 2

Sold Price

\$1,742,000

Sold Date

09-Jul-24

Distance

0.29km



14 LAWRY COURT KEILOR EAST VIC 3033

6 3 4

Sold Price

\$1,701,000

Sold Date

18-May-24

Distance

1.88km



81 STEELE CREEK DRIVE KEILOR EAST VIC 3033

4 2 2

Sold Price

^{RS} **\$1,750,000**

Sold Date

05-Dec-24

Distance

1.14km

RS = Recent sale

UN = Undisclosed Sale

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