

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

316 Milleara Road 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

\$640,000

&

\$680,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$810,000

Property type

House

Suburb

Avondale Heights

Period-from

01 Apr 2019

to

31 Mar 2020

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

115 Military Road Avondale Heights VIC 3034	\$660,000	30-Oct-19
27 Rhonda Street Avondale Heights VIC 3034	\$700,000	26-Oct-19
54 Milleara Road Keilor East VIC 3033	\$725,000	19-Mar-20

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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**115 Military Road Avondale Heights
VIC 3034**

3 1 1

Sold Price

\$660,000

Sold Date

30-Oct-19

Distance

0.71km



**27 Rhonda Street Avondale Heights
VIC 3034**

3 1 2

Sold Price

\$700,000

Sold Date

26-Oct-19

Distance

1.75km



**54 Milleara Road Keilor East VIC
3033**

3 2 2

Sold Price

\$725,000

Sold Date

19-Mar-20

Distance

2.5km

RS = Recent sale

UN = Undisclosed Sale

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