

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

2/4 Weyburn Place 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

\$770,000

&

\$830,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$730,000

Property type

Unit

Suburb

Avondale Heights

Period-from

01 Sep 2020

to

31 Aug 2021

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

1/24 Robson Avenue Avondale Heights VIC 3034	\$820,000	30-Mar-21
12/44 Surrey Drive Keilor East VIC 3033	\$820,000	22-Apr-21
4C Scurrah Court Keilor East VIC 3033	\$820,000	16-Apr-21

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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1/24 Robson Avenue Avondale Heights VIC 3034

3 2 1

Sold Price

\$820,000

Sold Date

30-Mar-21

Distance

1.14km



12/44 Surrey Drive Keilor East VIC 3033

3 2 2

Sold Price

Sold Date

22-Apr-21

Distance

1.4km



4C Scurrah Court Keilor East VIC 3033

3 2 2

Sold Price

Sold Date

16-Apr-21

Distance

1.84km

RS = Recent sale

UN = Undisclosed Sale

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