

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

8 Thompson 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

\$1,000,000

&

\$1,100,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$801,000

Property type

House

Suburb

Avondale Heights

Period-from

01 Mar 2019

to

29 Feb 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

1 Herbert Street Avondale Heights VIC 3034	\$1,055,000	30-Jan-20
13 Arbor Terrace Avondale Heights VIC 3034	\$1,041,000	21-Dec-19
18 Larwood Close Avondale Heights VIC 3034	\$1,051,000	22-Feb-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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**1 Herbert Street Avondale Heights
VIC 3034**

4 2 2

Sold Price

\$1,055,000

Sold Date

30-Jan-20

Distance

0.61km



**13 Arbor Terrace Avondale Heights
VIC 3034**

3 1 3

Sold Price

\$1,041,000

Sold Date

21-Dec-19

Distance

0.78km



**18 Larwood Close Avondale Heights
VIC 3034**

4 2 3

Sold Price

\$1,051,000

Sold Date

22-Feb-20

Distance

1.44km

RS = Recent sale

UN = Undisclosed Sale

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