

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

19 Arbor Terrace 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	30.30	\$830,000		\$880,000
Median sale price (*Delete house or unit as ap	plicable)						
Median Price	\$812,000	*Hous	e	*Unit		Suburb	Avondale Heights
Period-from	01 Jul 2018	to	30 Jun 20	19	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
7A Chantilly Avenue Avondale Heights VIC 3034	\$840,000	22-May-19
22A Arcade Way Avondale Heights VIC 3034	\$860,000	16-Feb-19
86 Wingara Avenue Keilor East VIC 3033	\$863,000	13-Jul-19

OR

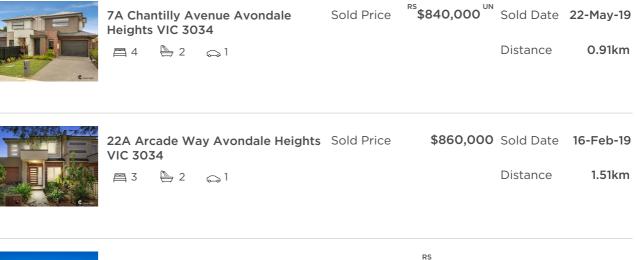
B* The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last 6 months.

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86 Wir 3033	ngara Av	enue Keilor East	VIC	Sold Price	^{RS} \$863,000	Sold Date	1	13-Jul-19
	2 🌦	⇔1				Distance		3.69km

RS = Recent sale UN = Undisclosed Sale

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