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STATEMENT OF INFORMATION

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HOUSE Offered for Sale

142 Templewood Crescent Avondale Heights VIC 3034

4 3 2

Indicative Selling Price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between \$1,050,000 & \$1,150,000

Median Sale Price

\$850,000 Houses in Avondale heights between Feb 2017 - Jan 2018

Source: CoreLogic

Comparable Property Sales

These are the 3 properties sold within 2 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.



2 Karen Court Avondale Heights VIC 3034

5 3 2

Sold Price **\$1,120,000** Sold Date **17-May-17**

Distance **0.46km**



19 Thackeray Quadrant Avondale Heights VIC 3034

4 3 2

Sold Price **\$1,181,000** Sold Date **05-Aug-17**

Distance **0.29km**



7 Thackeray Quadrant Avondale Heights VIC 3034

3 2 2

Sold Price **\$1,061,000** Sold Date **01-Dec-17**

Distance **0.12km**

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