

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 TOWE 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

\$1,400,000

&

\$1,500,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$960,000

Property type

House

Suburb

Avondale Heights

Period-from

01 Sep 2023

to

31 Aug 2024

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

4 TEMPLEWOOD CRESCENT AVONDALE HEIGHTS VIC 3034	\$1,455,000	18-May-24
130 TEMPLEWOOD CRESCENT AVONDALE HEIGHTS VIC 3034	\$1,420,000	03-Nov-23

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.

This Statement of Information was prepared on: 30 September 2024



4 TEMPLEWOOD CRESCENT AVONDALE HEIGHTS VIC 3034

 4  2  2

Sold Price **\$1,455,000** Sold Date **18-May-24**

Distance **1.21km**



130 TEMPLEWOOD CRESCENT AVONDALE HEIGHTS VIC 3034

 4  3  2

Sold Price **\$1,420,000** Sold Date **03-Nov-23**

Distance **1.6km**

RS = Recent sale

UN = Undisclosed Sale

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