

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

26 Symons Road Avonsleigh VIC 3782

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

\$610,000

&

\$670,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$522,500

Property type

House

Suburb

Avonsleigh

Period-from

01 May 2019

to

30 Apr 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

33-35 Bellbird Crescent Emerald VIC 3782	\$617,500	02-Apr-19
13 Baker Street Cockatoo VIC 3781	\$635,000	20-Nov-19
4 Belgrave Avenue Cockatoo VIC 3781	\$645,000	22-Mar-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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33-35 Bellbird Crescent Emerald VIC 3782

3 2 3

Sold Price

\$617,500

Sold Date **02-Apr-19**

Distance **1.02km**



13 Baker Street Cockatoo VIC 3781

3 1 1

Sold Price

\$635,000

Sold Date **20-Nov-19**

Distance **1.32km**



4 Belgrave Avenue Cockatoo VIC 3781

3 2 4

Sold Price

\$645,000

Sold Date **22-Mar-19**

Distance **1.88km**



32 Bellbird Crescent Emerald VIC 3782

3 1 2

Sold Price

\$680,000

Sold Date **14-Sep-19**

Distance **0.73km**

RS = Recent sale

UN = Undisclosed Sale

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