

## 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

1/6 RIVERVIEW STREET AVONDALE HEIGHTS VIC 3034

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

\$1,195,000

or range  
between

&

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$755,000

Property type

Unit

Suburb

Avondale Heights

Period-from

01 Jul 2021

to

30 Jun 2022

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

9 WATERGUM TERRACE AVONDALE HEIGHTS VIC 3034	\$1,395,000	06-Jun-22
28A ALMA STREET MAIDSTONE VIC 3012	\$1,170,000	26-Feb-22
5/9A WEYBURN PLACE AVONDALE HEIGHTS VIC 3034	\$1,160,000	13-Oct-21

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: 01 July 2022


**9 WATERGUM TERRACE  
 AVONDALE HEIGHTS VIC 3034**
 3  2  2

 Sold Price <sup>RS</sup> **\$1,395,000** Sold Date **06-Jun-22**

 Distance **0.73km**

**28A ALMA STREET MAIDSTONE  
 VIC 3012**
 4  2  2

 Sold Price **\$1,170,000** Sold Date **26-Feb-22**

 Distance **1.87km**

**5/9A WEYBURN PLACE  
 AVONDALE HEIGHTS VIC 3034**
 4  2  1

 Sold Price **\$1,160,000** Sold Date **13-Oct-21**

 Distance **0.6km**

**105A CANNING STREET  
 AVONDALE HEIGHTS VIC 3034**
 4  2  1

 Sold Price **\$1,050,000** Sold Date **16-Oct-21**

 Distance **0.76km**

RS = Recent sale

UN = Undisclosed Sale

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