

## 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

193 MILITARY ROAD AVONDALE HEIGHTS VIC 3034

### Indicative selling price

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

Single Price

\$710,000

or range  
between

&

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$960,000

Property type

House

Suburb

Avondale Heights

Period-from

01 Nov 2023

to

31 Oct 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

|                                                |           |           |
|------------------------------------------------|-----------|-----------|
| 1/19 AMIS CRESCENT AVONDALE HEIGHTS VIC 3034   | \$690,000 | 02-Sep-24 |
| 2/24 ROBSON AVENUE AVONDALE HEIGHTS VIC 3034   | \$735,000 | 04-Jun-24 |
| 4/3 RIVERSIDE AVENUE AVONDALE HEIGHTS VIC 3034 | \$726,000 | 11-Jun-24 |

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: 23 November 2024



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**1/19 AMIS CRESCENT AVONDALE HEIGHTS VIC 3034**

3 1 1

Sold Price **\$690,000** Sold Date **02-Sep-24**

Distance **0.72km**



**2/24 ROBSON AVENUE AVONDALE HEIGHTS VIC 3034**

3 2 1

Sold Price **\$735,000** Sold Date **04-Jun-24**

Distance **1km**



**4/3 RIVERSIDE AVENUE AVONDALE HEIGHTS VIC 3034**

3 2 2

Sold Price **\$726,000** Sold Date **11-Jun-24**

Distance **1.43km**

RS = Recent sale      UN = Undisclosed Sale

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