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STATEMENT OF INFORMATION

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HOUSE Offered for Sale

41 Montpellier Drive Avondale Heights VIC 3034

3 1 1

Indicative Selling Price

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

Range between \$700,000 & \$770,000

Median Sale Price

\$806,000 Houses in Avondale heights between Aug 2016 - Jul 2017

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.



**53 Doyle Street Avondale Heights
VIC 3034**

2 1 1

Sold Price **\$760,000** Sold Date **28-Mar-17**

Distance **0.76km**



**24 Doyle Street Avondale Heights
VIC 3034**

3 1 5

Sold Price **\$750,000** Sold Date **17-Jun-17**

Distance **0.78km**



**42 Intervale Drive Avondale
Heights VIC 3034**

3 1 2

Sold Price **\$763,889** Sold Date **01-May-17**

Distance **0.9km**

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