

## 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

81 THOMPSON 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

or range  
between

\$750,000

&

\$800,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$741,000

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

1/272 MILLEARA ROAD AVONDALE HEIGHTS VIC 3034	\$750,000	26-Mar-22
3A WESTMINSTER DRIVE AVONDALE HEIGHTS VIC 3034	\$780,000	01-Mar-22
3/7 KENT COURT AVONDALE HEIGHTS VIC 3034	\$760,000	13-May-22

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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**1/272 MILLEARA ROAD  
AVONDALE HEIGHTS VIC 3034**

3 1 5

Sold Price **\$750,000** Sold Date **26-Mar-22**

Distance **1.02km**



**3A WESTMINSTER DRIVE  
AVONDALE HEIGHTS VIC 3034**

3 2 1

Sold Price **\$780,000** Sold Date **01-Mar-22**

Distance **1.06km**



**3/7 KENT COURT AVONDALE  
HEIGHTS VIC 3034**

3 1 2

Sold Price **\$760,000** Sold Date **13-May-22**

Distance **1.63km**

**RS** = Recent sale      **UN** = Undisclosed Sale

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