

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

3/24 ROBSON AVENUE AVONDALE HEIGHTS VIC 3034

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

\$680,000

&

\$730,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$750,000

Property type

Unit

Suburb

Avondale Heights

Period-from

01 May 2021

to

30 Apr 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

17A MCKENNA STREET AVONDALE HEIGHTS VIC 3034	\$685,000	07-Dec-21
45A HANLEY STREET AVONDALE HEIGHTS VIC 3034	\$720,000	27-Feb-22
40A HERBERT STREET AVONDALE HEIGHTS VIC 3034	\$703,800	11-Jan-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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17A MCKENNA STREET AVONDALE Sold Price **\$685,000** Sold Date **07-Dec-21**
HEIGHTS VIC 3034

3 1 1

Distance **0.67km**



45A HANLEY STREET AVONDALE Sold Price **\$720,000** Sold Date **27-Feb-22**
HEIGHTS VIC 3034

3 2 1

Distance -



40A HERBERT STREET AVONDALE Sold Price **\$703,800** Sold Date **11-Jan-22**
HEIGHTS VIC 3034

3 1 1

Distance -

RS = Recent sale UN = Undisclosed Sale

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