

## 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

41 ORLEANS 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

or range  
between

\$900,000

&

\$990,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$995,000

Property type

House

Suburb

Avondale Heights

Period-from

01 Dec 2021

to

30 Nov 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

45 RIVIERA ROAD AVONDALE HEIGHTS VIC 3034	\$990,000	04-Nov-22
39 SAN REMO DRIVE AVONDALE HEIGHTS VIC 3034	\$960,000	15-Jul-22
2 DUMAS AVENUE AVONDALE HEIGHTS VIC 3034	\$950,000	09-Sep-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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**45 RIVIERA ROAD AVONDALE  
HEIGHTS VIC 3034**

3 1 1

Sold Price

<sup>RS</sup> **\$990,000** Sold Date **04-Nov-22**

Distance **0.7km**



**39 SAN REMO DRIVE AVONDALE  
HEIGHTS VIC 3034**

3 2 2

Sold Price

**\$960,000** Sold Date **15-Jul-22**

Distance **0.85km**



**2 DUMAS AVENUE AVONDALE  
HEIGHTS VIC 3034**

3 1 2

Sold Price

<sup>RS</sup> **\$950,000** Sold Date **09-Sep-22**

Distance **1.36km**

**RS** = Recent sale

**UN** = Undisclosed Sale

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