

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

18a Dumas Avenue, Avondale Heights Vic 3034

Indicative selling price

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

Single price

\$1,300,000

Median sale price

Median price

\$1,025,000

Property Type

House

Suburb

Avondale Heights

Period - From

01/04/2022

to

30/06/2022

Source

REIV

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 six 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	9 Brighton Ct AVONDALE HEIGHTS 3034	\$1,381,000	04/12/2021
2	5 Windsor Dr AVONDALE HEIGHTS 3034	\$1,361,000	09/04/2022
3	53 Macey Av AVONDALE HEIGHTS 3034	\$1,305,000	22/06/2022

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 six months.~~

This Statement of Information was prepared on:

05/09/2022 10:25



4 3 2

Property Type: Townhouse (Res)

Agent Comments

Indicative Selling Price

\$1,300,000

Median House Price

June quarter 2022: \$1,025,000

Comparable Properties



9 Brighton Ct AVONDALE HEIGHTS 3034 (REI) Agent Comments

4 3 2

Price: \$1,381,000

Method: Auction Sale

Date: 04/12/2021

Property Type: House

Land Size: 650 sqm approx



5 Windsor Dr AVONDALE HEIGHTS 3034 (REI) Agent Comments

4 2 2

Price: \$1,361,000

Method: Auction Sale

Date: 09/04/2022

Property Type: House (Res)

Land Size: 650 sqm approx



53 Macey Av AVONDALE HEIGHTS 3034 (REI) Agent Comments

4 3 2

Price: \$1,305,000

Method: Private Sale

Date: 22/06/2022

Property Type: House