

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

18 DUMAS 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

\$1,100,000

&

\$1,200,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$698,500

Property type

Unit

Suburb

Avondale Heights

Period-from

01 Sep 2022

to

31 Aug 2023

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

18A DUMAS AVENUE AVONDALE HEIGHTS VIC 3034	\$1,295,000	13-Sep-22
11 LAURA GROVE AVONDALE HEIGHTS VIC 3034	\$1,240,000	29-Aug-23
40 LIMESTONE AVENUE KEILOR EAST VIC 3033	\$1,150,000	06-Sep-23

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.~~

This Statement of Information was prepared on: 19 September 2023



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**18A DUMAS AVENUE AVONDALE
HEIGHTS VIC 3034**

4 3 2

Sold Price **\$1,295,000** Sold Date **13-Sep-22**

Distance **0km**



**11 LAURA GROVE AVONDALE
HEIGHTS VIC 3034**

4 3 2

Sold Price ^{RS} **\$1,240,000** ^{UN} Sold Date **29-Aug-23**

Distance **0.83km**



**40 LIMESTONE AVENUE KEILOR
EAST VIC 3033**

3 2 2

Sold Price ^{RS} **\$1,150,000** Sold Date **06-Sep-23**

Distance **2.64km**

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

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