

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

6 DICKSON STREET 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

\$1,700,000

&

\$1,800,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$960,000

Property type

House

Suburb

Avondale Heights

Period-from

01 Oct 2023

to

30 Sep 2024

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

3 WEYBURN PLACE AVONDALE HEIGHTS VIC 3034

\$1,811,000

07-Sep-24

26 DAVID AVENUE KEILOR EAST VIC 3033

\$1,668,000

04-May-24

2 HILLMAN COURT AVONDALE HEIGHTS VIC 3034

\$1,820,000

25-May-24

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: 18 October 2024



3 WEYBURN PLACE AVONDALE HEIGHTS VIC 3034

 5  3  3

Sold Price

^{RS} **\$1,811,000** Sold Date **07-Sep-24**

Distance **0.99km**



26 DAVID AVENUE KEILOR EAST VIC 3033

 4  2  2

Sold Price

\$1,668,000 Sold Date **04-May-24**

Distance **1.08km**



2 HILLMAN COURT AVONDALE HEIGHTS VIC 3034

 4  3  2

Sold Price

\$1,820,000 Sold Date **25-May-24**

Distance **1.32km**

RS = Recent sale

UN = Undisclosed Sale

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