

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

64 RIVIERA ROAD 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

\$870,000

&

\$950,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$970,000

Property type

Other

Suburb

Avondale Heights

Period-from

01 Apr 2021

to

31 Mar 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

37 ORLEANS ROAD AVONDALE HEIGHTS VIC 3034	\$960,000	13-Nov-21
41 MEDFIELD AVENUE AVONDALE HEIGHTS VIC 3034	\$910,000	11-Apr-22
34 WESTMINSTER DRIVE AVONDALE HEIGHTS VIC 3034	\$927,500	26-Feb-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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**37 ORLEANS ROAD AVONDALE
HEIGHTS VIC 3034**

3 2 2

Sold Price

\$960,000

Sold Date

13-Nov-21

Distance

0.7km



**41 MEDFIELD AVENUE AVONDALE
HEIGHTS VIC 3034**

3 1 1

Sold Price

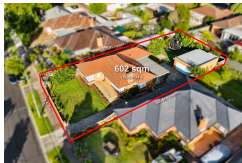
^{RS} **\$910,000** ^{UN}

Sold Date

11-Apr-22

Distance

1.3km



**34 WESTMINSTER DRIVE
AVONDALE HEIGHTS VIC 3034**

3 1 2

Sold Price

^{RS} **\$927,500**

Sold Date

26-Feb-22

Distance

1.38km

RS = Recent sale

UN = Undisclosed Sale

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