

## 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

37 Orleans Road Avondale Heights VIC 3034

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$800,000

&

\$880,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$900,000

Property type

House

Suburb

Avondale Heights

Period-from

01 Nov 2020

to

31 Oct 2021

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

|                                           |           |           |
|-------------------------------------------|-----------|-----------|
| 78 Doyle Street Avondale Heights VIC 3034 | \$870,000 | 19-May-21 |
| 10 River Drive Avondale Heights VIC 3034  | \$840,000 | 28-Jun-21 |
| 27 Brown Street Avondale Heights VIC 3034 | \$872,500 | 23-Oct-21 |

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: 10 November 2021



**78 Doyle Street Avondale Heights  
VIC 3034**

 3  1  4

Sold Price

**\$870,000**

Sold Date

**19-May-21**

Distance

**0.39km**



**10 River Drive Avondale Heights  
VIC 3034**

 3  2  2

Sold Price

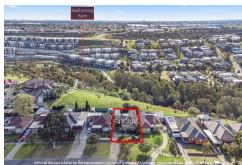
**\$840,000**

Sold Date

**28-Jun-21**

Distance

**0.67km**



**27 Brown Street Avondale Heights  
VIC 3034**

 4  2  1

Sold Price

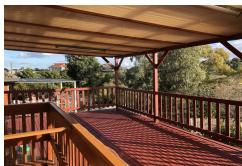
<sup>RS</sup> **\$872,500** <sup>UN</sup>

Sold Date

**23-Oct-21**

Distance

**1.56km**



**43 Brentwood Drive Avondale  
Heights VIC 3034**

 4  2  -

Sold Price

**\$880,000**

Sold Date

**20-Jul-21**

Distance

**1.95km**

**RS** = Recent sale

**UN** = Undisclosed Sale

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