

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 VIEW STREET AVONSLEIGH VIC 3782

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

\$930,000

&

\$970,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$855,000

Property type

House

Suburb

Avonsleigh

Period-from

01 Sep 2021

to

31 Aug 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

10 WALNUT AVENUE EMERALD VIC 3782	\$950,000	29-Apr-22
7 FAIRWAY ROAD EMERALD VIC 3782	\$920,000	04-Aug-22
3 BILOCLA AVENUE COCKATOO VIC 3781	\$940,000	18-Jul-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.~~

This Statement of Information was prepared on: 28 September 2022



**10 WALNUT AVENUE EMERALD
VIC 3782**

 4  2  -

Sold Price **\$950,000** Sold Date **29-Apr-22**

Distance **2.99km**



**7 FAIRWAY ROAD EMERALD VIC
3782**

 3  1  2

Sold Price ^{RS} **\$920,000** Sold Date **04-Aug-22**

Distance **0.25km**



**3 BILOCLA AVENUE COCKATOO
VIC 3781**

 3  2  2

Sold Price ^{RS} **\$940,000** Sold Date **18-Jul-22**

Distance **3.23km**

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

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