

99 Riviera Road, Avondale Heights Vic 3034



4 Bed 3 Bath 2 Car
Rooms: 7
Property Type: House
Land Size: 768 sqm approx
Indicative Selling Price
 \$1,650,000 - \$1,750,000
Median House Price
 June quarter 2022: \$1,025,000

Comparable Properties



109 Riviera Road, Avondale Heights 3034 (REI/VG)
5 Bed 3 Bath 2 Car
Price: \$1,700,000
Method: Auction Sale
Date: 05/03/2022
Property Type: House (Res)
Land Size: 734 sqm approx
Agent Comments: Comparable location, inferior presentation, comparable land size.



6 Camille Court, Avondale Heights 3034 (REI/VG)
5 Bed 3 Bath 2 Car
Price: \$1,605,000
Method: Private Sale
Date: 05/04/2022
Property Type: House
Land Size: 921 sqm approx
Agent Comments: inferior location, inferior presentation, superior land size. No views.



3 Venice Court, Avondale Heights 3034 (VG)
4 Bed 3 Bath 2 Car
Price: \$1,600,000
Method: Sale
Date: 02/04/2022
Property Type: House (Res)
Land Size: 645 sqm approx
Agent Comments: Inferior location, inferior land size, inferior presentation

Statement of Information

Internet advertising for single residential property located within or outside the Melbourne metropolitan area

Sections 47AF of the *Estate Agents Act 1980*

Property offered for sale

Address
Including suburb or
locality and postcode

99 Riviera Road, Avondale Heights Vic 3034

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between \$1,650,000 & \$1,750,000

Median sale price

Median price \$1,025,000 House x Suburb Avondale Heights

Period - From 01/04/2022 to 30/06/2022 Source REIV

Comparable property sales

These are the three properties sold within two kilometres of the property for sale in the last six 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
109 Riviera Road, AVONDALE HEIGHTS 3034	\$1,700,000	05/03/2022
6 Camille Court, AVONDALE HEIGHTS 3034	\$1,605,000	05/04/2022
3 Venice Court, AVONDALE HEIGHTS 3034	\$1,600,000	02/04/2022

This Statement of Information was prepared on:

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