woodards

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

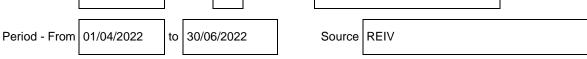
 For the meaning of this price see consumer.vic.gov.au/underquoting

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

 Median sale price

 Median price
 \$1,025,000
 House
 x

 Suburb
 Avondale Heights



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:

20/07/2022 10:48



This guide must not be taken as legal advice.