

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

8 Sydney Street 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

\$800,000

&

\$880,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$810,000

Property type

House

Suburb

Avondale Heights

Period-from

01 Jul 2019

to

30 Jun 2020

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

8 Riverside Avenue Avondale Heights VIC 3034	\$810,000	13-Jun-20
31 Barbara Crescent Avondale Heights VIC 3034	\$850,000	22-Apr-20
48 Riviera Road Avondale Heights VIC 3034	\$830,000	20-Jun-20

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: 01 July 2020



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8 Riverside Avenue Avondale Heights VIC 3034

3 1 3

Sold Price **\$810,000** Sold Date **13-Jun-20**

Distance **0.29km**

Please do not attend our openers etc if you have:

- 1. A recent COVID-19 test result showing you are positive.
- 2. A recent COVID-19 test result showing you are negative, but you have been in contact with someone who is positive.
- 3. A recent COVID-19 test result showing you are negative, but you have been in contact with someone who is positive, and you have been in contact with someone who is positive.
- 4. A recent COVID-19 test result showing you are negative, but you have been in contact with someone who is positive, and you have been in contact with someone who is positive.
- 5. A recent COVID-19 test result showing you are negative, but you have been in contact with someone who is positive, and you have been in contact with someone who is positive.
- 6. A recent COVID-19 test result showing you are negative, but you have been in contact with someone who is positive, and you have been in contact with someone who is positive.
- 7. A recent COVID-19 test result showing you are negative, but you have been in contact with someone who is positive, and you have been in contact with someone who is positive.
- 8. A recent COVID-19 test result showing you are negative, but you have been in contact with someone who is positive, and you have been in contact with someone who is positive.
- 9. A recent COVID-19 test result showing you are negative, but you have been in contact with someone who is positive, and you have been in contact with someone who is positive.
- 10. A recent COVID-19 test result showing you are negative, but you have been in contact with someone who is positive, and you have been in contact with someone who is positive.

Thank you.



31 Barbara Crescent Avondale Heights VIC 3034

3 1 2

Sold Price ^{RS} **\$850,000** Sold Date **22-Apr-20**

Distance **0.55km**



48 Riviera Road Avondale Heights VIC 3034

3 1 2

Sold Price ^{RS} **\$830,000** Sold Date **20-Jun-20**

Distance **1.75km**

RS = Recent sale UN = Undisclosed Sale

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