

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

21 LANDSBY DRIVE 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

\$825,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$980,000

Property type

House

Suburb

Avondale Heights

Period-from

01 Apr 2022

to

31 Mar 2023

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

27A SYDNEY STREET AVONDALE HEIGHTS VIC 3034	\$800,000	21-Oct-22
42A MOUNTAIN VIEW AVENUE AVONDALE HEIGHTS VIC 3034	\$875,000	29-Mar-23
20A RIVIERA ROAD AVONDALE HEIGHTS VIC 3034	\$870,000	17-Nov-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: 02 April 2023



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**27A SYDNEY STREET AVONDALE
HEIGHTS VIC 3034**

3 2 1

Sold Price **\$800,000** Sold Date **21-Oct-22**

Distance **0.29km**



**42A MOUNTAIN VIEW AVENUE
AVONDALE HEIGHTS VIC 3034**

3 2 1

Sold Price ^{RS} **\$875,000** Sold Date **29-Mar-23**

Distance **1km**



**20A RIVIERA ROAD AVONDALE
HEIGHTS VIC 3034**

2 2 1

Sold Price **\$870,000** Sold Date **17-Nov-22**

Distance **1.14km**

RS = Recent sale UN = Undisclosed Sale

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