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Statement of Information

Single residential property located in the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode

46 Canning 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

\$880,000

&

\$930,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$830,000

*House

X

*Unit

Suburb

Avondale Heights

Period-from

01 Feb 2018

to

31 Jan 2019

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 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

20 Glencara Street Avondale Heights VIC 3034	\$1,060,150	01-Dec-18
41 Sydney Street Avondale Heights VIC 3034	\$890,000	15-Oct-18
11 Cresswold Avenue Avondale Heights VIC 3034	\$1,000,000	05-Apr-18

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 six months.~~

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20 Glencara Street Avondale Heights VIC 3034

 4  2  2

Sold Price **\$1,060,150** Sold Date **01-Dec-18**

Distance **0.29km**



41 Sydney Street Avondale Heights VIC 3034

 3  2  2

Sold Price **\$890,000** Sold Date **15-Oct-18**

Distance **0.53km**



11 Cresswold Avenue Avondale Heights VIC 3034

 3  1  3

Sold Price **\$1,000,000** Sold Date **05-Apr-18**

Distance **0.61km**

RS = Recent sale UN = Undisclosed Sale

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