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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

33 Macey Avenue 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

\$900,000

&

\$950,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$550,000

\*House

\*Unit

X

Suburb

Avondale Heights

Period-from

01 Jul 2018

to

30 Jun 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 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

|                                                |             |           |
|------------------------------------------------|-------------|-----------|
| 11 Raglan Street Avondale Heights VIC 3034     | \$900,000   | 27-May-19 |
| 13C Riverside Avenue Avondale Heights VIC 3034 | \$950,000   | 28-Jun-19 |
| 14A Paul Avenue Keilor East VIC 3033           | \$1,015,000 | 04-Jul-19 |

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.~~

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**11 Raglan Street Avondale Heights  
VIC 3034**

Sold Price

<sup>RS</sup> **\$900,000**

Sold Date

**27-May-19**

4 3 1

Distance

**0.65km**



**13C Riverside Avenue Avondale  
Heights VIC 3034**

Sold Price

<sup>RS</sup> **\$950,000**

Sold Date

**28-Jun-19**

4 3 2

Distance

**0.65km**

**14A Paul Avenue Keilor East VIC  
3033**

Sold Price

**\$1,015,000**

Sold Date

**04-Jul-19**

4 3 1

Distance

**2.75km**

**RS** = Recent sale

**UN** = Undisclosed Sale

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