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## STATEMENT OF INFORMATION

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Section 47AF of the Estate Agents Act 1980

### UNIT Offered for Sale

4A Medfield Avenue Avondale Heights VIC 3034

4 2 1

### Indicative Selling Price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Single Price \$869,000

### Median Sale Price

\$500,000 Units in Avondale heights between 01 Aug 2018 - 31 Jul 2019

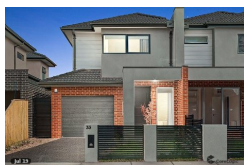
Source: CoreLogic

### Comparable Property Sales

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.



**19 Arbor Terrace Avondale Heights VIC 3034** Sold Price <sup>RS</sup> **\$900,000** Sold Date **17-Aug-19**  
 4 3 1 Distance **0.33km**



**33 Macey Avenue Avondale Heights VIC 3034** Sold Price <sup>RS</sup> **\$935,000** Sold Date **15-Aug-19**  
 4 3 1 Distance **0.35km**



**11 Raglan Street Avondale Heights VIC 3034** Sold Price <sup>RS</sup> **\$900,000** Sold Date **27-May-19**  
 4 3 1 Distance **0.67km**

RS = Recent sale

UN = Undisclosed Sale

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