

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

4/9B WEYBURN PLACE 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

\$620,000

&

\$680,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$698,500

Property type

Unit

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

1/16 BORDEAUX STREET AVONDALE HEIGHTS VIC 3034	\$670,000	25-Jan-23
1/53 SAN REMO DRIVE AVONDALE HEIGHTS VIC 3034	\$740,000	04-Mar-23
3/87 CANNING STREET AVONDALE HEIGHTS VIC 3034	\$692,000	28-Mar-23

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: 21 April 2023



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**1/16 BORDEAUX STREET
AVONDALE HEIGHTS VIC 3034**

3 1 1

Sold Price **\$670,000** Sold Date **25-Jan-23**

Distance **0.6km**



**1/53 SAN REMO DRIVE AVONDALE
HEIGHTS VIC 3034**

3 2 2

Sold Price ^{RS} **\$740,000** Sold Date **04-Mar-23**

Distance **0.24km**



**3/87 CANNING STREET
AVONDALE HEIGHTS VIC 3034**

3 2 1

Sold Price ^{RS} **\$692,000** Sold Date **28-Mar-23**

Distance **1.3km**

RS = Recent sale **UN** = Undisclosed Sale

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