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 rang betwee	·	\$620,000	&	\$680,000
Median sale price (*Delete house or unit as ap	plicable)						
Median Price	\$698,500	Prop	erty type	Unit		Suburb	Avondale Heights
Period-from	01 Apr 2022	to	31 Mar 2	023	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

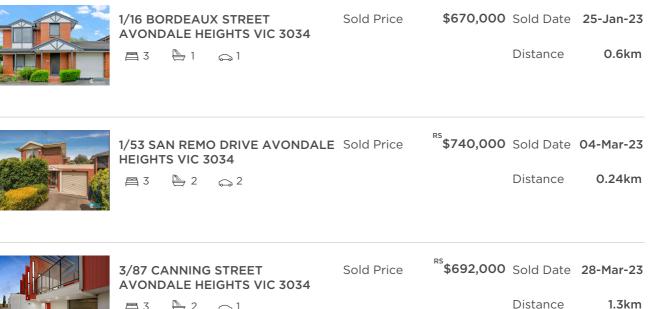


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RS = Recent sale UN = Undisclosed Sale

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