

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

2 SYMONS ROAD AVONSLEIGH VIC 3782

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

\$680,000

&

\$730,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$885,000

Property type

House

Suburb

Avonsleigh

Period-from

01 Jul 2022

to

30 Jun 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

452 BELGRAVE-GEMBROOK ROAD AVONSLEIGH VIC 3782	\$720,000	21-Jun-23
41 SECOND AVENUE COCKATOO VIC 3781	\$730,000	19-Jan-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.

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**452 BELGRAVE-GEMBROOK ROAD
AVONSLEIGH VIC 3782**

 3  2  1

Sold Price

^{RS} **\$720,000**

Sold Date

21-Jun-23

Distance

0.48km



**41 SECOND AVENUE COCKATOO
VIC 3781**

 3  1  4

Sold Price

\$730,000

Sold Date

19-Jan-23

Distance

1.93km

RS = Recent sale

UN = Undisclosed Sale

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