

## 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

6 LANDSBY DRIVE AVONDALE HEIGHTS VIC 3034

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](https://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$780,000

&

\$850,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$936,000

Property type

House

Suburb

Avondale Heights

Period-from

01 Mar 2023

to

29 Feb 2024

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

7 LANDSBY DRIVE AVONDALE HEIGHTS VIC 3034	\$810,000	10-Oct-23
2/18 ROBSON AVENUE AVONDALE HEIGHTS VIC 3034	\$815,000	02-Dec-23
5A WOOD STREET AVONDALE HEIGHTS VIC 3034	\$881,000	16-Dec-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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**7 LANDSBY DRIVE AVONDALE  
HEIGHTS VIC 3034**

3 2 1

Sold Price **\$810,000** Sold Date **10-Oct-23**

Distance **0.05km**



**2/18 ROBSON AVENUE AVONDALE  
HEIGHTS VIC 3034**

3 2 2

Sold Price **\$815,000** Sold Date **02-Dec-23**

Distance **0.18km**



**5A WOOD STREET AVONDALE  
HEIGHTS VIC 3034**

4 2 1

Sold Price **\$881,000** Sold Date **16-Dec-23**

Distance **0.47km**

RS = Recent sale      UN = Undisclosed Sale

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