

## 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

63 Arcade Way Avondale Heights VIC 3034

### Indicative selling price

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

Single Price

or range  
between

\$760,000

&

\$820,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$870,000

Property type

House

Suburb

Avondale Heights

Period-from

01 Aug 2020

to

31 Jul 2021

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

|                                              |           |           |
|----------------------------------------------|-----------|-----------|
| 13 Rim Cross Drive Avondale Heights VIC 3034 | \$830,000 | 27-May-21 |
| 40 Lake Street Avondale Heights VIC 3034     | \$780,000 | 31-Mar-21 |
| 18 Sovereign Way Avondale Heights VIC 3034   | \$775,000 | 15-May-21 |

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: 03 August 2021



### 13 Rim Cross Drive Avondale Heights VIC 3034

 3  1  2

Sold Price <sup>RS</sup> **\$830,000** Sold Date **27-May-21**

Distance **0.17km**



### 40 Lake Street Avondale Heights VIC 3034

 3  1  -

Sold Price <sup>RS</sup> **\$780,000** <sup>UN</sup> Sold Date **31-Mar-21**

Distance **0.71km**



### 18 Sovereign Way Avondale Heights VIC 3034

 4  3  1

Sold Price <sup>RS</sup> **\$775,000** Sold Date **15-May-21**

Distance **1.13km**

**RS** = Recent sale

**UN** = Undisclosed Sale

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