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## Statement of Information

# Single residential property located in the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

### Property offered for sale

Address  
Including suburb and  
postcode

41 Sydney Street 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

\$780,000

&

\$850,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$835,000

\*House

X

\*Unit

Suburb

Avondale Heights

Period-from

01 Sep 2017

to

31 Aug 2018

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 six 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

30 Brown Street Avondale Heights VIC 3034	\$790,000	16-Jun-18
3 Hanley Street Avondale Heights VIC 3034	\$835,000	26-May-18
11 Laura Grove Avondale Heights VIC 3034	\$825,000	19-Mar-18

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 six months.~~

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**30 Brown Street Avondale Heights  
VIC 3034**

Sold Price

**\$790,000**

Sold Date

**16-Jun-18**



3



1



2

Distance

**0.4km**



**3 Hanley Street Avondale Heights  
VIC 3034**

Sold Price

**\$835,000**

Sold Date

**26-May-18**



4



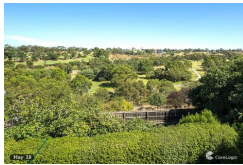
2



2

Distance

**0.64km**



**11 Laura Grove Avondale Heights  
VIC 3034**

Sold Price

**\$825,000**

Sold Date

**19-Mar-18**



3



1



1

Distance

**0.65km**

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