

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

3/10 ARVERN AVENUE 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

\$545,000

&

\$595,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$685,000

Property type

Unit

Suburb

Avondale Heights

Period-from

01 Feb 2024

to

31 Jan 2025

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

2/10 RAGLAN STREET AVONDALE HEIGHTS VIC 3034	\$592,000	07-Dec-24
3/10 RAGLAN STREET AVONDALE HEIGHTS VIC 3034	\$573,000	09-Dec-24
29 WOOD STREET AVONDALE HEIGHTS VIC 3034	\$620,000	16-Dec-24

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: 28 February 2025



2/10 RAGLAN STREET AVONDALE HEIGHTS VIC 3034

 2  1  -

Sold Price ^{RS} **\$592,000** ^{UN} Sold Date **07-Dec-24**

Distance **0.61km**



3/10 RAGLAN STREET AVONDALE HEIGHTS VIC 3034

 2  1  2

Sold Price ^{RS} **\$573,000** Sold Date **09-Dec-24**

Distance **0.61km**



29 WOOD STREET AVONDALE HEIGHTS VIC 3034

 3  1  1

Sold Price **\$620,000** Sold Date **16-Dec-24**

Distance **0.72km**

RS = Recent sale **UN** = Undisclosed Sale

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