# 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

50 Macey Avenue, Avondale Heights Vic 3034

#### Indicative selling price

For the meaning	of this price see	con	sumer.vic.go	ov.au/	underquot	ting		
Range betweer	\$870,000		&		\$930,000			
Median sale p	rice							
Median price	\$690,000	Pro	operty Type	Unit			Suburb	Avondale Heights
Period - From	01/01/2019	to	31/12/2019		So	urce	REIV	

## 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.

Ad	dress of comparable property	Price	Date of sale
1	33 Macey Av AVONDALE HEIGHTS 3034	\$935,000	15/08/2019
2	97 Canning St AVONDALE HEIGHTS 3034	\$910,000	12/09/2019
3	4a Medfield Av AVONDALE HEIGHTS 3034	\$852,000	13/09/2019

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.

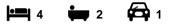
This Statement of Information was prepared on:

07/02/2020 09:24



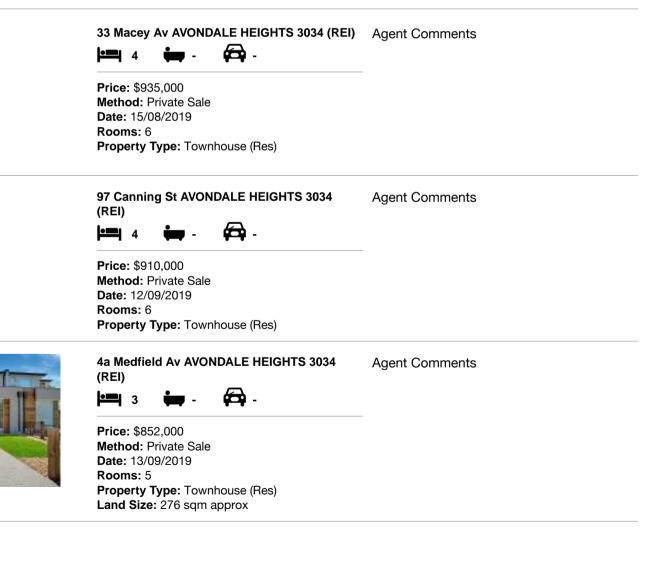






**Property Type:** House **Land Size:** 599 sqm approx Agent Comments Indicative Selling Price \$870,000 - \$930,000 Median Unit Price Year ending December 2019: \$690,000

# **Comparable Properties**



#### Account - Biggin & Scott | P: 03 9317 5577 | F: 03 93175455

