

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 consumer.vic.gov.au/underquoting

Range between \$870,000 & \$930,000

Median sale price

Median price \$690,000 Property Type Unit Suburb Avondale Heights

Period - From 01/01/2019 to 31/12/2019 Source 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.

	Address 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:

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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

33 Macey Av AVONDALE HEIGHTS 3034 (REI) **Agent Comments**

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Price: \$935,000
Method: Private Sale
Date: 15/08/2019
Rooms: 6
Property Type: Townhouse (Res)

97 Canning St AVONDALE HEIGHTS 3034 (REI) **Agent Comments**

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Price: \$910,000
Method: Private Sale
Date: 12/09/2019
Rooms: 6
Property Type: Townhouse (Res)



4a Medfield Av AVONDALE HEIGHTS 3034 (REI) **Agent Comments**

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Price: \$852,000
Method: Private Sale
Date: 13/09/2019
Rooms: 5
Property Type: Townhouse (Res)
Land Size: 276 sqm approx