

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 DALWOOD PLACE 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

\$1,650,000

&

\$1,800,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$952,250

Property type

House

Suburb

Avondale Heights

Period-from

01 Jan 2024

to

31 Dec 2024

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

3 WEYBURN PLACE AVONDALE HEIGHTS VIC 3034	\$1,811,000	07-Sep-24
6 DEUTSCHER STREET AVONDALE HEIGHTS VIC 3034	\$1,890,000	31-Aug-24
87 RIVIERA ROAD AVONDALE HEIGHTS VIC 3034	\$2,085,000	09-Nov-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: 31 January 2025



3 WEYBURN PLACE AVONDALE HEIGHTS VIC 3034

 4  3  3

Sold Price **\$1,811,000** Sold Date **07-Sep-24**

Distance **0.54km**



6 DEUTSCHER STREET AVONDALE HEIGHTS VIC 3034

 4  3  4

Sold Price **\$1,890,000** Sold Date **31-Aug-24**

Distance **0.51km**



87 RIVIERA ROAD AVONDALE HEIGHTS VIC 3034

 5  2  2

Sold Price **\$2,085,000** Sold Date **09-Nov-24**

Distance **1.28km**

RS = Recent sale UN = Undisclosed Sale

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