

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

9 BRENTWOOD DRIVE 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

\$900,000

&

\$990,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$960,000

Property type

House

Suburb

Avondale Heights

Period-from

01 Oct 2023

to

30 Sep 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

5 DEUTSCHER STREET AVONDALE HEIGHTS VIC 3034	\$965,000	08-May-24
46 THOMPSON STREET AVONDALE HEIGHTS VIC 3034	\$970,000	20-Apr-24
55 THOMPSON STREET AVONDALE HEIGHTS VIC 3034	\$993,000	07-May-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: 15 October 2024



5 DEUTSCHER STREET AVONDALE HEIGHTS VIC 3034 Sold Price **\$965,000** Sold Date **08-May-24**
 Distance **1.31km**

 2  1  2



46 THOMPSON STREET AVONDALE HEIGHTS VIC 3034 Sold Price **\$970,000** Sold Date **20-Apr-24**
 Distance **1.36km**

 3  1  2



55 THOMPSON STREET AVONDALE HEIGHTS VIC 3034 Sold Price **\$993,000** Sold Date **07-May-24**
 Distance **1.45km**

 4  2  1

RS = Recent sale UN = Undisclosed Sale

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