

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

4 Riviera Road, Avondale Heights Vic 3034

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Single price

\$729,000

Median sale price

Median price

\$775,000

House

X

Unit

Suburb

Avondale Heights

Period - From

01/01/2019

to

31/03/2019

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	17 Medfield Av AVONDALE HEIGHTS 3034	\$750,000	11/12/2018
2	55 Rogerson St AVONDALE HEIGHTS 3034	\$733,000	23/02/2019
3	20 Brentwood Dr AVONDALE HEIGHTS 3034	\$716,000	13/03/2019

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.



3 1 1

Rooms:
Property Type: House (Res)
Agent Comments

Indicative Selling Price
\$729,000

Median House Price
March quarter 2019: \$775,000

Comparable Properties



17 Medfield Av AVONDALE HEIGHTS 3034
(REI/VG)

Agent Comments

3 1 2

Price: \$750,000
Method: Private Sale
Date: 11/12/2018
Rooms: -
Property Type: House
Land Size: 543 sqm approx

55 Rogerson St AVONDALE HEIGHTS 3034
(REI/VG)

Agent Comments

3 1 2

Price: \$733,000
Method: Auction Sale
Date: 23/02/2019
Rooms: 4
Property Type: House (Res)
Land Size: 557 sqm approx



20 Brentwood Dr AVONDALE HEIGHTS 3034
(REI/VG)

Agent Comments

3 1 2

Price: \$716,000
Method: Private Sale
Date: 13/03/2019
Rooms: 6
Property Type: House
Land Size: 600 sqm approx