



David Gigliotti  
 P 9337 5066  
 M 0411 824 854  
 E david@mooneevalley.com.au

## STATEMENT OF INFORMATION

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### UNIT Offered for Sale

2A Arvern Avenue Avondale Heights VIC 3034

3 1 1

### Indicative Selling Price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$590,000 & \$640,000

### Median Sale Price

\$470,000 Units in Avondale heights between Feb 2017 - Jan 2018

Source: CoreLogic

### Comparable Property Sales

These are the 3 properties sold within 2 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.



**12A Doyle Street Avondale Heights VIC 3034** Sold Price **\$622,000** Sold Date **01-Jul-17**

3 1 1

Distance **0.84km**



**16/25 Bellavista Drive Avondale Heights VIC 3034** Sold Price **\$607,500** Sold Date **29-Jan-18**

2 2 1

Distance **0.55km**



**3/53 Riverside Avenue Avondale Heights VIC 3034** Sold Price **\$580,000** Sold Date **04-Jan-18**

2 1 1

Distance **1.02km**

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