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

7 Avondale Road, Preston Vic 3072

Indicative selling price

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

Range between | $1,150,000 | & | $1,265,000

Median sale price

| Median price | $1,028,000 | Property Type | House | Suburb | Preston |

| Period - From | 28/09/2019 | to | 27/09/2020 | 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	3 Roxburgh St PRESTON 3072	$1,250,000	06/05/2020
2	58 Wilcox St PRESTON 3072	$1,185,000	01/08/2020
3	55 Jessie St PRESTON 3072	$1,150,000	04/04/2020

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: 28/09/2020 19:54

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Property Type: House
Land Size: 540 sqm approx

Agent Comments

Indicative Selling Price
$1,150,000 - $1,265,000
Median House Price
28/09/2019 - 27/09/2020: $1,028,000

AVONDALE ROAD
14.3
33.3
14.3
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Comparable Properties

3 Roxburgh St PRESTON 3072 (REI)

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Price: $1,250,000
Method: Private Sale
Date: 06/05/2020
Property Type: House

Agent Comments

58 Wilcox St PRESTON 3072 (REI)

🛏 4   🛁 1   🚗 2

Price: $1,185,000
Method: Auction Sale
Date: 01/08/2020
Rooms: 5
Property Type: House (Res)
Land Size: 397 sqm approx

Agent Comments

55 Jessie St PRESTON 3072 (REI)

🛏 4   🛁 1   🚗 2

Price: $1,150,000
Method: Auction Sale
Date: 04/04/2020
Property Type: House (Res)
Land Size: 649 sqm approx

Agent Comments

Account - Love & Co

REIV   propertydata.com.au