

35 Rogerson Street, Avondale Heights Vic 3034



3 Bed 1 Bath 2 Car

Property Type: House (Res)

Land Size: 591 sqm approx

Indicative Selling Price

\$800,000 - \$850,000

Median House Price

Year ending September 2023:

\$955,000

Comparable Properties



12 Westminster Drive, Avondale Heights 3034 (REI/VG)

3 Bed 1 Bath 2 Car

Price: \$841,000

Method: Private Sale

Date: 11/07/2023

Property Type: House

Land Size: 583 sqm approx

Agent Comments: Comparable accommodation with polished floorboards. On a similar sized block.



213 Milleara Road, Keilor East 3033 (REI/VG)

3 Bed 2 Bath 2 Car

Price: \$822,000

Method: Sold Before Auction

Date: 24/11/2023

Property Type: House (Res)

Land Size: 573 sqm approx

Agent Comments: Located on a main road with two bathroom.



62 Deutscher Street, Avondale Heights 3034 (REI/VG)

3 Bed 1 Bath 3 Car

Price: \$810,000

Method: Sold Before Auction

Date: 31/10/2023

Property Type: House (Res)

Land Size: 585 sqm approx

Agent Comments: Dated three bedroom house. Inferior condition.

Statement of Information

Internet advertising for single residential property located within or outside the Melbourne metropolitan area

Sections 47AF of the *Estate Agents Act 1980*

Property offered for sale

Address
Including suburb or
locality and postcode

35 Rogerson Street, Avondale Heights Vic 3034

Indicative selling price

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

Range between \$800,000 & \$850,000

Median sale price

Median price \$955,000 House x Suburb Avondale Heights

Period - From 01/10/2022 to 30/09/2023 Source REIV

Comparable property sales

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
12 Westminster Drive, AVONDALE HEIGHTS 3034	\$841,000	11/07/2023
13 Milleara Road, KEILOR EAST 3033	\$822,000	24/11/2023
62 Deutscher Street, AVONDALE HEIGHTS 3034	\$810,000	31/10/2023

This Statement of Information was prepared on:

12/12/2023 16:09