

## 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

10 ALDEA CRESCENT AVONDALE HEIGHTS VIC 3034

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](https://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$560,000

&

\$590,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$698,500

Property type

Unit

Suburb

Avondale Heights

Period-from

01 Jun 2022

to

31 May 2023

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

4 PATRIA WALK AVONDALE HEIGHTS VIC 3034	\$530,000	31-Mar-23
83 CANNING STREET AVONDALE HEIGHTS VIC 3034	\$672,000	22-Apr-23
7/46-52 ORLEANS ROAD AVONDALE HEIGHTS VIC 3034	\$595,000	15-Apr-23

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.~~

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**4 PATRIA WALK AVONDALE  
HEIGHTS VIC 3034**

2 1 1

Sold Price **\$530,000** Sold Date **31-Mar-23**

Distance **0.05km**



**83 CANNING STREET AVONDALE  
HEIGHTS VIC 3034**

2 1 1

Sold Price <sup>RS</sup> **\$672,000** Sold Date **22-Apr-23**

Distance **0.72km**



**7/46-52 ORLEANS ROAD  
AVONDALE HEIGHTS VIC 3034**

2 1 1

Sold Price **\$595,000** Sold Date **15-Apr-23**

Distance **1.32km**

RS = Recent sale      UN = Undisclosed Sale

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