

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

7B Westminster Drive, Avondale Heights Vic 3034

Indicative selling price

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

Range between

\$780,000

&

\$840,000

Median sale price

Median price

\$740,000

Property Type

Unit

Suburb

Avondale Heights

Period - From

01/10/2019

to

30/09/2020

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	1A Riviera Rd AVONDALE HEIGHTS 3034	\$900,000	22/10/2020
2	3/44 Alexander St AVONDALE HEIGHTS 3034	\$840,000	17/03/2020
3	1/35 Robson Av AVONDALE HEIGHTS 3034	\$770,000	25/06/2020

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:

09/11/2020 10:49



Property Type:
Agent Comments

Indicative Selling Price
\$780,000 - \$840,000

Median Unit Price
Year ending September 2020: \$740,000

Comparable Properties



1A Riviera Rd AVONDALE HEIGHTS 3034 (REI) Agent Comments



Price: \$900,000
Method: Auction Sale
Date: 22/10/2020
Property Type: Townhouse (Res)

3/44 Alexander St AVONDALE HEIGHTS 3034 (REI) Agent Comments



Price: \$840,000
Method: Private Sale
Date: 17/03/2020
Rooms: 5
Property Type: Townhouse (Res)

1/35 Robson Av AVONDALE HEIGHTS 3034 (REI) Agent Comments



Price: \$770,000
Method: Private Sale
Date: 25/06/2020
Rooms: 5
Property Type: Unit
Land Size: 348 sqm approx