

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

48 Avon Road Avonsleigh VIC 3782

Indicative selling price

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

Single Price

or range
between

\$1,100,000

&

\$1,210,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$801,332

Property type

House

Suburb

Avonsleigh

Period-from

01 Feb 2021

to

31 Jan 2022

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

2 Avon Road Avonsleigh VIC 3782	\$1,110,000	23-Aug-21
50 Lakeside Drive Emerald VIC 3782	\$1,210,000	28-Sep-21
2 Glen Road Cockatoo VIC 3781	\$1,152,000	26-Oct-21

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.~~

This Statement of Information was prepared on: 01 February 2022


2 Avon Road Avonsleigh VIC 3782

Sold Price

\$1,110,000

Sold Date

23-Aug-21
 2

 1

 9

Distance

1.97km

50 Lakeside Drive Emerald VIC 3782

Sold Price

\$1,210,000

Sold Date

28-Sep-21
 3

 3

 2

Distance

2.83km

2 Glen Road Cockatoo VIC 3781

Sold Price

\$1,152,000

Sold Date

26-Oct-21
 5

 2

 6

Distance

3.15km
RS = Recent sale

UN = Undisclosed Sale

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