

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

5/9C Weyburn Place Avondale Heights VIC 3034

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

\$700,000

&

\$770,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$720,000

Property type

Unit

Suburb

Avondale Heights

Period-from

01 Dec 2020

to

30 Nov 2021

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

1/4 Weyburn Place Avondale Heights VIC 3034	\$750,000	28-Sep-21
3/12 Chaumont Drive Avondale Heights VIC 3034	\$732,000	15-Oct-21
2/4 Weyburn Place Avondale Heights VIC 3034	\$850,000	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: 13 December 2021



David Gigliotti
P 9337 5066
M 0411 824 854
E david@mooneevalley.com.au



1/4 Weyburn Place Avondale Heights VIC 3034

2 1 2

Sold Price

^{RS} **\$750,000** Sold Date **28-Sep-21**

Distance **0.14km**



3/12 Chaumont Drive Avondale Heights VIC 3034

3 2 2

Sold Price

^{RS} **\$732,000** Sold Date **15-Oct-21**

Distance **1.06km**



2/4 Weyburn Place Avondale Heights VIC 3034

3 2 2

Sold Price

^{RS} **\$850,000** Sold Date **26-Oct-21**

Distance **0.15km**

RS = Recent sale

UN = Undisclosed Sale

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