

## 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

57 RIVERSIDE AVENUE AVONDALE HEIGHTS VIC 3034

### Indicative selling price

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

Single Price

or range  
between

\$1,000,000

&

\$1,060,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$952,250

Property type

House

Suburb

Avondale Heights

Period-from

01 Jan 2024

to

31 Dec 2024

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

3 MCKENNA STREET AVONDALE HEIGHTS VIC 3034	\$1,150,000	22-Oct-24
60 WOOD STREET AVONDALE HEIGHTS VIC 3034	\$1,125,000	11-Sep-24
24 MACEY AVENUE AVONDALE HEIGHTS VIC 3034	\$1,040,000	17-Aug-24

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: 28 January 2025



**3 MCKENNA STREET AVONDALE HEIGHTS VIC 3034**

 3  1  1

Sold Price <sup>RS</sup> **\$1,150,000** <sup>UN</sup> Sold Date **22-Oct-24**

Distance **1.09km**



**60 WOOD STREET AVONDALE HEIGHTS VIC 3034**

 2  1  -

Sold Price **\$1,125,000** Sold Date **11-Sep-24**

Distance **0.19km**



**24 MACEY AVENUE AVONDALE HEIGHTS VIC 3034**

 3  1  1

Sold Price **\$1,040,000** Sold Date **17-Aug-24**

Distance **1.13km**

RS = Recent sale      UN = Undisclosed Sale

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