

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

1/4 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

\$650,000

&

\$690,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$710,000

Property type

Unit

Suburb

Avondale Heights

Period-from

01 Sep 2020

to

31 Aug 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

2/3 Alexander Street Avondale Heights VIC 3034	\$710,000	14-Jan-21
3/3 Alexander Street Avondale Heights VIC 3034	\$685,000	25-Apr-21
1A Clarendon Street Avondale Heights VIC 3034	\$655,000	10-Jul-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.~~

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David Gigliotti

P 9337 5066

M 0411 824 854

E david@mooneevalley.com.au



2/3 Alexander Street Avondale Heights VIC 3034

2 - -

Sold Price **\$710,000** Sold Date **14-Jan-21**

Distance **0.89km**



3/3 Alexander Street Avondale Heights VIC 3034

2 2 -

Sold Price **\$685,000** Sold Date **25-Apr-21**

Distance **0.91km**



1A Clarendon Street Avondale Heights VIC 3034

2 - 1

Sold Price ^{RS} **\$655,000** Sold Date **10-Jul-21**

Distance **0.92km**

RS = Recent sale

UN = Undisclosed Sale

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