

## 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

7 SELO WALK AVONDALE HEIGHTS VIC 3034

### Indicative selling price

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

Single Price

\$720,000

or range  
between

&

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$723,500

Property type

Unit

Suburb

Avondale Heights

Period-from

01 Aug 2022

to

31 Jul 2023

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 PATRIA WALK AVONDALE HEIGHTS VIC 3034	\$745,000	02-May-23
21 LANDSBY DRIVE AVONDALE HEIGHTS VIC 3034	\$805,000	20-Apr-23
10A DOYLE STREET AVONDALE HEIGHTS VIC 3034	\$745,000	15-Apr-23

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: 07 August 2023



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**1 PATRIA WALK AVONDALE  
HEIGHTS VIC 3034**

3 2 2

Sold Price **\$745,000** Sold Date **02-May-23**

Distance **0.05km**



**21 LANDSBY DRIVE AVONDALE  
HEIGHTS VIC 3034**

3 2 1

Sold Price <sup>RS</sup> **\$805,000** Sold Date **20-Apr-23**

Distance **0.23km**



**10A DOYLE STREET AVONDALE  
HEIGHTS VIC 3034**

3 3 2

Sold Price **\$745,000** Sold Date **15-Apr-23**

Distance **0.34km**

RS = Recent sale

UN = Undisclosed Sale

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