

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

3/51 CANNING STREET 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

\$915,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$685,000

Property type

Unit

Suburb

Avondale Heights

Period-from

01 Mar 2024

to

28 Feb 2025

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

| Address of comparable property | Price | Date of sale |
|---|-----------|--------------|
| 1/51 CANNING STREET AVONDALE HEIGHTS VIC 3034 | \$955,000 | 12-Sep-24 |
| 2/51 CANNING STREET AVONDALE HEIGHTS VIC 3034 | \$940,000 | 31-Oct-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: 07 March 2025



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1/51 CANNING STREET AVONDALE Sold Price **\$955,000** Sold Date **12-Sep-24**
HEIGHTS VIC 3034

4 3 2

Distance **0.02km**



2/51 CANNING STREET AVONDALE Sold Price **\$940,000** Sold Date **31-Oct-24**
HEIGHTS VIC 3034

4 3 2

Distance **0km**

RS = Recent sale

UN = Undisclosed Sale

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