

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

7/9C 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

\$680,000

&

\$730,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$650,000

Property type

Unit

Suburb

Avondale Heights

Period-from

01 Mar 2019

to

29 Feb 2020

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

2/61 San Remo Drive Avondale Heights VIC 3034	\$715,500	05-Oct-19
3/61 San Remo Drive Avondale Heights VIC 3034	\$721,000	29-Feb-20
23 Riverside Avenue Avondale Heights VIC 3034	\$685,000	21-Jan-20

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



2/61 San Remo Drive Avondale Heights VIC 3034

3 2 1

Sold Price

\$715,500

Sold Date

05-Oct-19

Distance

0.3km



3/61 San Remo Drive Avondale Heights VIC 3034

3 2 1

Sold Price

^{RS} **\$721,000**

Sold Date

29-Feb-20

Distance

0.31km



23 Riverside Avenue Avondale Heights VIC 3034

3 1 2

Sold Price

\$685,000

Sold Date

21-Jan-20

Distance

1.29km

RS = Recent sale

UN = Undisclosed Sale

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