

## 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

29A BRENTWOOD DRIVE 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

or range  
between

\$1,300,000

&

\$1,380,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$937,000

Property type

House

Suburb

Avondale Heights

Period-from

01 Apr 2023

to

31 Mar 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

9 GLENSIDE STREET AVONDALE HEIGHTS VIC 3034	\$1,312,500	11-Jan-24
3 DOWNLAND SQUARE AVONDALE HEIGHTS VIC 3034	\$1,370,000	28-Oct-23
142 TEMPLEWOOD CRESCENT AVONDALE HEIGHTS VIC 3034	\$1,300,000	12-Dec-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: 22 April 2024



## 9 GLENSIDE STREET AVONDALE HEIGHTS VIC 3034

 4  2  3

Sold Price

**\$1,312,500**

Sold Date

**11-Jan-24**

Distance

**1.28km**



## 3 DOWNLAND SQUARE AVONDALE HEIGHTS VIC 3034

 4  2  2

Sold Price

**\$1,370,000**

Sold Date

**28-Oct-23**

Distance

**1.81km**



## 142 TEMPLEWOOD CRESCENT AVONDALE HEIGHTS VIC 3034

 4  2  2

Sold Price

**\$1,300,000**

Sold Date

**12-Dec-23**

Distance

**1.67km**

RS = Recent sale

UN = Undisclosed Sale

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