

## 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

62 CLARENDON STREET AVONDALE HEIGHTS VIC 3034

### Indicative selling price

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

Single Price

or range  
between

\$600,000

&

\$660,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$970,000

Property type

House

Suburb

Avondale Heights

Period-from

01 Apr 2021

to

31 Mar 2022

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

|                                               |           |           |
|-----------------------------------------------|-----------|-----------|
| 33 ROBSON AVENUE AVONDALE HEIGHTS VIC 3034    | \$695,000 | 15-Feb-22 |
| 3/8 MILITARY ROAD AVONDALE HEIGHTS VIC 3034   | \$656,000 | 22-Feb-22 |
| 2/284 MILLEARA ROAD AVONDALE HEIGHTS VIC 3034 | \$615,000 | 08-Mar-22 |

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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**33 ROBSON AVENUE AVONDALE  
HEIGHTS VIC 3034**

3 1 2

Sold Price **\$695,000** Sold Date **15-Feb-22**

Distance **0.21km**



**3/8 MILITARY ROAD AVONDALE  
HEIGHTS VIC 3034**

2 2 1

Sold Price <sup>RS</sup> **\$656,000** Sold Date **22-Feb-22**

Distance **0.8km**



**2/284 MILLEARA ROAD  
AVONDALE HEIGHTS VIC 3034**

2 1 3

Sold Price <sup>RS</sup> **\$615,000** Sold Date **08-Mar-22**

Distance **1.4km**

**RS** = Recent sale      **UN** = Undisclosed Sale

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