

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

or range
between

\$900,000

&

\$950,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$960,000

Property type

House

Suburb

Avondale Heights

Period-from

01 Nov 2023

to

31 Oct 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

1/51 CANNING STREET AVONDALE HEIGHTS VIC 3034	\$955,000	12-Sep-24
2/51 CANNING STREET AVONDALE HEIGHTS VIC 3034	\$940,000	04-Nov-24
3/20 RIVERVIEW STREET AVONDALE HEIGHTS VIC 3034	\$905,000	31-Jul-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: 13 November 2024



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

 4  3  2

Distance **0.02km**



2/51 CANNING STREET AVONDALE HEIGHTS VIC 3034 Sold Price ^{RS} **\$940,000** Sold Date **04-Nov-24**

 4  3  2

Distance **0km**



3/20 RIVERVIEW STREET AVONDALE HEIGHTS VIC 3034 Sold Price **\$905,000** Sold Date **31-Jul-24**

 3  2  2

Distance **0.73km**

RS = Recent sale UN = Undisclosed Sale

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