

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

36 Alexander Street, Avondale Heights Vic 3034

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between \$970,000

&

\$1,050,000

Median sale price

Median price \$985,000

Property Type House

Suburb Avondale Heights

Period - From 01/04/2022

to 31/03/2023

Source REIV

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 six 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	16 Norma Ct AVONDALE HEIGHTS 3034	\$1,061,000	25/03/2023
2	46 Ridge Dr AVONDALE HEIGHTS 3034	\$1,000,000	16/06/2023
3	18 Deutscher St AVONDALE HEIGHTS 3034	\$985,000	06/05/2023

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 six months.~~

This Statement of Information was prepared on:

27/06/2023 14:47

36 Alexander Street, Avondale Heights Vic 3034



Mark Marazita
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Indicative Selling Price

\$970,000 - \$1,050,000

Median House Price

Year ending March 2023: \$985,000



Property Type: House (Previously Occupied - Detached)

Land Size: 725 sqm approx

Agent Comments

Comparable Properties



16 Norma Ct AVONDALE HEIGHTS 3034 (REI) **Agent Comments**



Price: \$1,061,000

Method: Auction Sale

Date: 25/03/2023

Property Type: House (Res)



46 Ridge Dr AVONDALE HEIGHTS 3034 (REI) **Agent Comments**



Price: \$1,000,000

Method: Sold Before Auction

Date: 16/06/2023

Property Type: House (Res)



18 Deutscher St AVONDALE HEIGHTS 3034 (REI) **Agent Comments**



Price: \$985,000

Method: Auction Sale

Date: 06/05/2023

Property Type: House (Res)

Land Size: 585 sqm approx

Account - Airport West Real Estate | P: 03 9335 3334 | F: 03 9335 3335



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