

## 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 Laura Grove 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

\$865,000

or range  
between

&

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$810,000

Property type

House

Suburb

Avondale Heights

Period-from

01 Jul 2019

to

30 Jun 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

8 Sydney Street Avondale Heights VIC 3034	\$915,000	20-Jul-20
24 Alexander Street Avondale Heights VIC 3034	\$950,000	14-Jul-20
48 Riviera Road Avondale Heights VIC 3034	\$830,000	20-Jun-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.~~

This Statement of Information was prepared on: 23 July 2020



**8 Sydney Street Avondale Heights  
VIC 3034**

 3  2  2

Sold Price

<sup>RS</sup> **\$915,000**

Sold Date

**20-Jul-20**

Distance

**0.32km**



**24 Alexander Street Avondale  
Heights VIC 3034**

 3  1  1

Sold Price

<sup>RS</sup> **\$950,000**

Sold Date

**14-Jul-20**

Distance

**0.63km**



**48 Riviera Road Avondale Heights  
VIC 3034**

 3  1  2

Sold Price

<sup>RS</sup> **\$830,000**

Sold Date

**20-Jun-20**

Distance

**1.9km**

**RS** = Recent sale

**UN** = Undisclosed Sale

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