



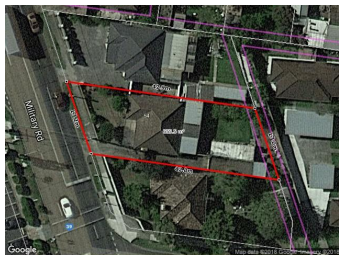
STATEMENT OF INFORMATION

54 MILITARY ROAD, AVONDALE HEIGHTS, VIC 3034

PREPARED BY BASIL ZOCCALI, HARCOURTS VISION, PHONE: 0407 846 171

STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



54 MILITARY ROAD, AVONDALE HEIGHTS,  3  1  2

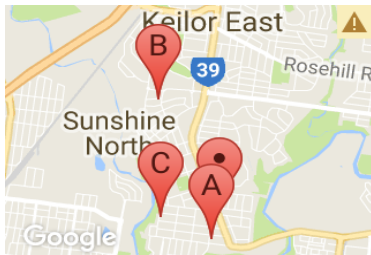
Indicative Selling Price

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

Single Price: **\$830,000**

Provided by: Basil Zoccali, Harcourts Vision

MEDIAN SALE PRICE



AVONDALE HEIGHTS, VIC, 3034

Suburb Median Sale Price (House)

\$840,000

01 April 2017 to 31 March 2018

Provided by: 

COMPARABLE PROPERTIES

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.



2 RAGLAN ST, AVONDALE HEIGHTS, VIC 3034  3  1  2

Sale Price

***\$904,000**

Sale Date: 03/03/2018

Distance from Property: 398m



5 RIVER DR, AVONDALE HEIGHTS, VIC 3034  3  1  1

Sale Price

***\$838,000**

Sale Date: 09/06/2018

Distance from Property: 1.8km



30 BROWN ST, AVONDALE HEIGHTS, VIC 3034  3  1  2

Sale Price

****\$790,000**

Sale Date: 16/06/2018

Distance from Property: 766m



This report has been compiled on 18/06/2018 by Harcourts Vision. Property Data Solutions Pty Ltd 2018 - www.pricefinder.com.au

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Statement of Information

Single residential property located in the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode

54 MILITARY ROAD, AVONDALE HEIGHTS, VIC 3034

Indicative selling price

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

Single Price:

\$830,000

Median sale price

Median price

\$840,000

House

X

Unit


Suburb

AVONDALE HEIGHTS

Period

01 April 2017 to 31 March 2018

Source



Comparable property sales

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
2 RAGLAN ST, AVONDALE HEIGHTS, VIC 3034	*\$904,000	03/03/2018
5 RIVER DR, AVONDALE HEIGHTS, VIC 3034	*\$838,000	09/06/2018
30 BROWN ST, AVONDALE HEIGHTS, VIC 3034	**\$790,000	16/06/2018