

## 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

44 ROBSON AVENUE 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

\$950,000

&

\$1,045,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$750,000

Property type

Unit

Suburb

Avondale Heights

Period-from

01 Sep 2021

to

31 Aug 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

5/26 RIVERVIEW STREET AVONDALE HEIGHTS VIC 3034	\$950,000	28-May-22
7 DOWNLAND SQUARE AVONDALE HEIGHTS VIC 3034	\$985,000	09-Apr-22
93 RIM CROSS DRIVE AVONDALE HEIGHTS VIC 3034	\$1,025,000	18-Jun-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.~~

This Statement of Information was prepared on: 20 September 2022



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**5/26 RIVERVIEW STREET  
AVONDALE HEIGHTS VIC 3034**

3 2 2

Sold Price **\$950,000** Sold Date **28-May-22**

Distance **1.21km**



**7 DOWNLAND SQUARE  
AVONDALE HEIGHTS VIC 3034**

3 2 1

Sold Price **\$985,000** Sold Date **09-Apr-22**

Distance **1.27km**



**93 RIM CROSS DRIVE AVONDALE  
HEIGHTS VIC 3034**

4 2 3

Sold Price **\$1,025,000** Sold Date **18-Jun-22**

Distance **1.81km**

RS = Recent sale

UN = Undisclosed Sale

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