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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

39 Landsby Drive 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

\$780,000

&

\$830,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$812,000

*House

X

*Unit

Suburb

Avondale Heights

Period-from

01 Jul 2018

to

30 Jun 2019

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

18 Rogerson Street Avondale Heights VIC 3034	\$810,000	01-Jul-19
2A Rogerson Street Avondale Heights VIC 3034	\$780,000	20-Feb-19
83 Wyong Street Keilor East VIC 3033	\$805,000	17-Jul-19

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.~~

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18 Rogerson Street Avondale Heights VIC 3034

4 3 1

Sold Price

^{RS} **\$810,000**

Sold Date

01-Jul-19

Distance

0.16km

2A Rogerson Street Avondale Heights VIC 3034

3 2 -

Sold Price

\$780,000

Sold Date

20-Feb-19

Distance

0.2km



83 Wyong Street Keilor East VIC 3033

3 2 1

Sold Price

^{RS} **\$805,000**

Sold Date

17-Jul-19

Distance

3.74km

RS = Recent sale

UN = Undisclosed Sale

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