

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

4 RHONDA STREET 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

\$1,000,000

&

\$1,100,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$940,000

Property type

House

Suburb

Avondale Heights

Period-from

01 Jan 2023

to

31 Dec 2023

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

4 JENNIFER COURT AVONDALE HEIGHTS VIC 3034	\$1,100,000	18-Jul-23
37 CANNING STREET AVONDALE HEIGHTS VIC 3034	\$1,090,500	02-Sep-23
20 BRENTWOOD DRIVE AVONDALE HEIGHTS VIC 3034	\$980,000	11-Aug-23

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: 15 January 2024



4 JENNIFER COURT AVONDALE HEIGHTS VIC 3034

 4  2  4

Sold Price **\$1,100,000** Sold Date **18-Jul-23**

Distance **0.36km**



37 CANNING STREET AVONDALE HEIGHTS VIC 3034

 4  3  2

Sold Price **\$1,090,500** Sold Date **02-Sep-23**

Distance **1.3km**



20 BRENTWOOD DRIVE AVONDALE HEIGHTS VIC 3034

 3  2  2

Sold Price **\$980,000** Sold Date **11-Aug-23**

Distance **0.16km**

RS = Recent sale UN = Undisclosed Sale

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