

## 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

13/2-26 NORTH ROAD AVONDALE HEIGHTS VIC 3034

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](https://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$550,000

&

\$600,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$650,000

Property type

Unit

Suburb

Avondale Heights

Period-from

01 Oct 2023

to

30 Sep 2024

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

1/64 DINAH PARADE KEILOR EAST VIC 3033	\$560,000	31-Aug-24
4/56B ROSEHILL ROAD KEILOR EAST VIC 3033	\$600,000	03-Jul-24
5/18-22 SAN REMO DRIVE AVONDALE HEIGHTS VIC 3034	\$625,000	23-May-24

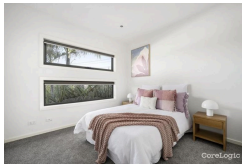
OR

**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: 01 October 2024



David Gigliotti  
P 9337 5066  
M 0411 824 854  
E david@mooneevalley.com.au



**1/64 DINAH PARADE KEILOR EAST VIC 3033** Sold Price <sup>RS</sup> **\$560,000** Sold Date **31-Aug-24**

2 2 1

Distance **1.03km**



**4/56B ROSEHILL ROAD KEILOR EAST VIC 3033** Sold Price <sup>RS</sup> **\$600,000** Sold Date **03-Jul-24**

2 1 2

Distance **1.75km**



**5/18-22 SAN REMO DRIVE AVONDALE HEIGHTS VIC 3034** Sold Price **\$625,000** Sold Date **23-May-24**

2 1 1

Distance **1.13km**

**RS** = Recent sale      **UN** = Undisclosed Sale

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