### 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 31 Medfield Avenue, Avondale Heights Vic 3034 Including suburb and postcode

#### Indicative selling price

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

Single price \$1,220,000

#### Median sale price

Median price	\$802,500	Pro	pperty Type To	wnhouse	9	Suburb	Avondale Heights
Period - From	17/03/2024	to	16/03/2025	Sou	ırce	Property	<sup>,</sup> Data

## 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 six months that the estate agent or agent's representative considers to be most comparable to the property for sale.

#### Address of comparable property

Add	dress of comparable property	Price	Date of sale
1	6 Langham St AVONDALE HEIGHTS 3034	\$1,230,000	19/12/2024
2	1/1 Arvern Av AVONDALE HEIGHTS 3034	\$1,250,000	03/12/2024
3	6a Langham St AVONDALE HEIGHTS 3034	\$1,230,000	13/11/2024

#### OR

**B**\* The estate agent or agent's representative reasonably believes that fewer than three comparableproperties were sold within two kilometres of the property for sale in the last six months.

This Statement of Information was prepared on:	17/03/2025 11:01









Property Type: House Land Size: 543 sqm approx

**Agent Comments** 

**Indicative Selling Price** \$1,220,000 **Median Townhouse Price** 17/03/2024 - 16/03/2025: \$802,500

# Comparable Properties



6 Langham St AVONDALE HEIGHTS 3034 (REI)

Price: \$1,230,000 Method: Auction Sale Date: 19/12/2024

Property Type: Townhouse (Res)

**Agent Comments** 



1/1 Arvern Av AVONDALE HEIGHTS 3034 (REI)



Agent Comments

Price: \$1,250,000

Method: Sold Before Auction

Date: 03/12/2024

Property Type: Townhouse (Res)

6a Langham St AVONDALE HEIGHTS 3034 (REI)

Price: \$1,230,000 Method: Private Sale Date: 13/11/2024

Property Type: Townhouse (Single)

**Agent Comments** 

Account - Biggin & Scott | P: 03 9317 5577





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