

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

7 ALDEA CRESCENT 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

\$769,000

&

\$799,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$690,000

Property type

Unit

Suburb

Avondale Heights

Period-from

01 Apr 2024

to

31 Mar 2025

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

27 LANDSBY DRIVE AVONDALE HEIGHTS VIC 3034

\$822,000

10-Apr-25

2 ROBSON AVENUE AVONDALE HEIGHTS VIC 3034

\$795,000

12-Apr-25

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: 17 April 2025



27 LANDSBY DRIVE AVONDALE HEIGHTS VIC 3034

 3  2  1

Sold Price ^{RS} **\$822,000** ^{UN} Sold Date **10-Apr-25**

Distance **0km**



2 ROBSON AVENUE AVONDALE HEIGHTS VIC 3034

 3  2  1

Sold Price ^{RS} **\$795,000** Sold Date **12-Apr-25**

Distance **0.28km**

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

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