

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

76 MONTELLIER 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

\$870,000

&

\$950,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$967,500

Property type

House

Suburb

Avondale Heights

Period-from

01 May 2024

to

30 Apr 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

67 MONTELLIER DRIVE AVONDALE HEIGHTS VIC 3034	\$930,000	18-Feb-25
8 BORDEAUX STREET AVONDALE HEIGHTS VIC 3034	\$888,888	01-May-25
47 ST RAPHAEL STREET AVONDALE HEIGHTS VIC 3034	\$880,000	06-Dec-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.

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**67 MONTPELLIER DRIVE
AVONDALE HEIGHTS VIC 3034**

3 1 3

Sold Price **\$930,000** Sold Date **18-Feb-25**

Distance **0.22km**



**8 BORDEAUX STREET AVONDALE
HEIGHTS VIC 3034**

3 1 1

Sold Price ^{RS} **\$888,888** Sold Date **01-May-25**

Distance **0.34km**



**47 ST RAPHAEL STREET
AVONDALE HEIGHTS VIC 3034**

3 1 2

Sold Price **\$880,000** Sold Date **06-Dec-24**

Distance **0.46km**

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

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