

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

9 POBLE WALK 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

\$670,000

&

\$735,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$962,500

Property type

House

Suburb

Avondale Heights

Period-from

01 Mar 2024

to

28 Feb 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

7/9B WEYBURN PLACE AVONDALE HEIGHTS VIC 3034	\$680,000	26-Oct-24
3/53 SAN REMO DRIVE AVONDALE HEIGHTS VIC 3034	\$694,000	15-Feb-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: 19 March 2025



**7/9B WEYBURN PLACE
AVONDALE HEIGHTS VIC 3034**

 3  2  1

Sold Price **\$680,000** Sold Date **26-Oct-24**

Distance **0.92km**



**3/53 SAN REMO DRIVE AVONDALE
HEIGHTS VIC 3034**

 3  2  1

Sold Price ^{RS} **\$694,000** Sold Date **15-Feb-25**

Distance **1.03km**

RS = Recent sale

UN = Undisclosed Sale

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