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STATEMENT OF INFORMATION

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HOUSE Offered for Sale

42 Canning Street Avondale Heights VIC 3034

3 1 1

Indicative Selling Price

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

Range between \$570,000 & \$620,000

Median Sale Price

\$840,000 Houses in Avondale heights between Aug 2017 - Jul 2018

Source: CoreLogic

Comparable Property Sales

These are the 3 properties sold within 2 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.



83A Canning Street Avondale Heights VIC 3034

2 1 1

Sold Price **\$580,000** Sold Date **26-Jun-18**

Distance **0.09km**



1B Clarendon Street Avondale Heights VIC 3034

2 1 1

Sold Price **\$585,000** Sold Date **28-Apr-18**

Distance **0.45km**



28 Robson Avenue Avondale Heights VIC 3034

3 2 1

Sold Price **\$680,000** Sold Date **03-Mar-18**

Distance **0.62km**

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