

## 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

2/8 Military Road Avondale Heights VIC 3034

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

\$650,000

or range  
between

&

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$715,500

Property type

Unit

Suburb

Avondale Heights

Period-from

01 Apr 2020

to

31 Mar 2021

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

7/8 Military Road Avondale Heights VIC 3034	\$710,000	13-Jan-21
38 Military Road Avondale Heights VIC 3034	\$750,000	22-Mar-21
3 Alexander Street Avondale Heights VIC 3034	\$710,000	20-Jan-21

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: 20 April 2021



**7/8 Military Road Avondale Heights VIC 3034** Sold Price **\$710,000** Sold Date **13-Jan-21**  
Distance **0.03km**

 2  2  1



**38 Military Road Avondale Heights VIC 3034** Sold Price <sup>RS</sup> **\$750,000** Sold Date **22-Mar-21**  
Distance **0.28km**

 3  2  1



**3 Alexander Street Avondale Heights VIC 3034** Sold Price <sup>RS</sup> **\$710,000** Sold Date **20-Jan-21**  
Distance **0.33km**

 3  2  1

RS = Recent sale      UN = Undisclosed Sale

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