

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

8/9B Weyburn Place 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

\$650,000

&

\$690,000

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

7/9B Weyburn Place Avondale Heights VIC 3034	\$700,000	12-Feb-21
1/43 Oakley Drive Avondale Heights VIC 3034	\$750,000	27-Mar-21
1/61 San Remo Drive Avondale Heights VIC 3034	\$810,000	20-Feb-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: 19 April 2021



7/9B Weyburn Place Avondale Heights VIC 3034

 3  2  1

Sold Price **\$700,000** Sold Date **12-Feb-21**

Distance **0.01km**



1/43 Oakley Drive Avondale Heights VIC 3034

 3  2  2

Sold Price ^{RS} **\$750,000** Sold Date **27-Mar-21**

Distance **0.24km**



1/61 San Remo Drive Avondale Heights VIC 3034

 3  2  2

Sold Price **\$810,000** Sold Date **20-Feb-21**

Distance **0.34km**

RS = Recent sale UN = Undisclosed Sale

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