

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

11 Lorgrove Court 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

\$1,700,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$830,000

Property type

House

Suburb

Avondale Heights

Period-from

01 May 2020

to

30 Apr 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

1B Medfield Avenue Avondale Heights VIC 3034	\$1,755,000	27-Mar-21
105 Templewood Crescent Avondale Heights VIC 3034	\$1,350,000	04-Mar-21
108 Templewood Crescent Avondale Heights VIC 3034	\$1,350,000	06-Nov-20

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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1B Medfield Avenue Avondale Heights VIC 3034

3 2 2

Sold Price ^{RS} **\$1,755,000** Sold Date **27-Mar-21**

Distance **0.67km**

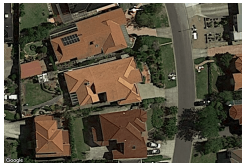


105 Templewood Crescent Avondale Heights VIC 3034

4 3 2

Sold Price ^{RS} **\$1,350,000** Sold Date **04-Mar-21**

Distance **0.13km**



108 Templewood Crescent Avondale Heights VIC 3034

4 - -

Sold Price **\$1,350,000** Sold Date **06-Nov-20**

Distance **0.1km**

RS = Recent sale

UN = Undisclosed Sale

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