

## 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

13 Johnson Street 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

or range  
between

\$870,000

&

\$930,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$887,500

Property type

House

Suburb

Avondale Heights

Period-from

01 Sep 2020

to

31 Aug 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

24 Duke Street Avondale Heights VIC 3034	\$875,000	16-Aug-21
9 Duke Street Avondale Heights VIC 3034	\$900,000	25-Jul-21
43 Brentwood Drive Avondale Heights VIC 3034	\$880,000	23-Jul-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: 01 September 2021



**24 Duke Street Avondale Heights  
 VIC 3034**

 3  1  2

Sold Price

<sup>RS</sup> **\$875,000**

Sold Date

**16-Aug-21**

Distance

**0.13km**



**9 Duke Street Avondale Heights  
 VIC 3034**

 3  2  2

Sold Price

<sup>RS</sup> **\$900,000**

Sold Date

**25-Jul-21**

Distance

**0.19km**



**43 Brentwood Drive Avondale  
 Heights VIC 3034**

 4  2  -

Sold Price

<sup>RS</sup> **\$880,000**

Sold Date

**23-Jul-21**

Distance

**0.53km**

RS = Recent sale

UN = Undisclosed Sale

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