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# STATEMENT OF INFORMATION

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Section 47AF of the Estate Agents Act 1980

## UNIT Offered for Sale

3/21 Sydney Street Avondale Heights VIC 3034

2 1 1

## Indicative Selling Price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$450,000 & \$490,000

## Median Sale Price

\$560,500 Units in Avondale heights between 01 Nov 2017 - 31 Oct 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.



**3/19 Riverside Avenue Avondale Heights VIC 3034**

2 1 1

Sold Price **\$565,000** Sold Date **15-Sep-18**

Distance **0.22km**



**12 Aldea Crescent Avondale Heights VIC 3034**

2 2 1

Sold Price **\$480,000** Sold Date **30-May-18**

Distance **0.45km**



**1 Bellavista Drive Avondale Heights VIC 3034**

2 1 1

Sold Price **\$530,000** Sold Date **24-Jul-18**

Distance **1.08km**

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