

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

18 Dumas Avenue 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

\$620,000

&

\$680,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$810,000

Property type

House

Suburb

Avondale Heights

Period-from

01 Jun 2019

to

31 May 2020

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

37 Medfield Avenue Avondale Heights VIC 3034	\$680,000	04-Apr-20
119 Military Road Avondale Heights VIC 3034	\$665,000	12-May-20
2 Hanley Street Avondale Heights VIC 3034	\$708,000	15-Feb-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.~~

This Statement of Information was prepared on: 23 June 2020

Please do not attend our opens etc if you have:

- 1. You are under 18 years of age
- 2. You are under 21 years of age and do not have a current Australian driver's licence
- 3. You are under 21 years of age and do not have a current Australian passport
- 4. You are under 21 years of age and do not have a current Australian passport and a current Australian driver's licence
- 5. You are under 21 years of age and do not have a current Australian passport and a current Australian driver's licence and a current Australian passport

Thank you.

37 Medfield Avenue Avondale Heights VIC 3034

3 1 -

Sold Price **\$680,000** Sold Date **04-Apr-20**

Distance **0.23km**



119 Military Road Avondale Heights VIC 3034

3 1 2

Sold Price ^{RS} **\$665,000** Sold Date **12-May-20**

Distance **0.57km**



2 Hanley Street Avondale Heights VIC 3034

4 1 3

Sold Price **\$708,000** Sold Date **15-Feb-20**

Distance **0.97km**

RS = Recent sale UN = Undisclosed Sale

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