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Statement of Information

Single residential property located in the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and postcode

3/22-24 Military Road 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 \$600,000 & \$660,000

Median sale price

(*Delete house or unit as applicable)

Median Price \$840,000 *House *Unit Suburb Avondale Heights

Period-from 01 Jan 2018 to 31 Dec 2018 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 six 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 Bordeaux Street Avondale Heights VIC 3034	\$643,000	09-Dec-18
2 Centre Court Avondale Heights VIC 3034	\$640,000	18-Nov-18
42 Canning Street Avondale Heights VIC 3034	\$600,000	22-Sep-18

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 six months.~~

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37 Bordeaux Street Avondale Heights VIC 3034

 3  2  1

Sold Price **\$643,000** Sold Date **09-Dec-18**

Distance **1.58km**



2 Centre Court Avondale Heights VIC 3034

 3  1  1

Sold Price **\$640,000** Sold Date **18-Nov-18**

Distance **2.1km**



42 Canning Street Avondale Heights VIC 3034

 3  1  1

Sold Price **\$600,000** Sold Date **22-Sep-18**

Distance **0.19km**

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