

## 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

4/3 Alexander 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

\$680,000

&

\$730,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$830,000

Property type

Other

Suburb

Avondale Heights

Period-from

01 Mar 2020

to

28 Feb 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

7/9B Weyburn Place Avondale Heights VIC 3034	\$700,000	20-Feb-21
52 Skewes Street Avondale Heights VIC 3034	\$700,000	27-Feb-21
4A South Terrace Avondale Heights VIC 3034	\$690,500	13-Feb-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: 22 March 2021



**7/9B Weyburn Place Avondale Heights VIC 3034**

 3  2  1

Sold Price

<sup>RS</sup> **\$700,000**

Sold Date **20-Feb-21**

Distance **0.83km**



**52 Skewes Street Avondale Heights VIC 3034**

 3  1  -

Sold Price

Sold Date **27-Feb-21**

Distance **1.37km**



**4A South Terrace Avondale Heights VIC 3034**

 3  1  1

Sold Price

<sup>RS</sup> **\$690,500** <sup>UN</sup>

Sold Date **13-Feb-21**

Distance **2.03km**

RS = Recent sale

UN = Undisclosed Sale

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