

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

3/8 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

\$630,000

&

\$660,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$852,500

Property type

Other

Suburb

Avondale Heights

Period-from

01 Jun 2020

to

31 May 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

2/8 Military Road Avondale Heights VIC 3034	\$650,000	04-Jun-21
7/8 Military Road Avondale Heights VIC 3034	\$710,000	13-Jan-21
2/8 Arvern Avenue Avondale Heights VIC 3034	\$645,000	04-Dec-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: 17 June 2021



2/8 Military Road Avondale Heights VIC 3034 Sold Price ^{RS} **\$650,000** Sold Date **04-Jun-21**
Distance **0.01km**

 2  2  1



7/8 Military Road Avondale Heights VIC 3034 Sold Price **\$710,000** Sold Date **13-Jan-21**
Distance **0.03km**

 2  2  1



2/8 Arvern Avenue Avondale Heights VIC 3034 Sold Price **\$645,000** Sold Date **04-Dec-20**
Distance **0.57km**

 2  1  1

RS = Recent sale **UN** = Undisclosed Sale

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