

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

3/3-5 Nelson Court 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

\$440,000

&

\$470,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$500,000

Property type

Unit

Suburb

Avondale Heights

Period-from

01 Sep 2018

to

31 Aug 2019

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

6/18-22 San Remo Drive Avondale Heights VIC 3034	\$446,000	24-Apr-19
3/20 Eastleigh Avenue Keilor East VIC 3033	\$425,000	01-May-19
144A Milleara Road Keilor East VIC 3033	\$467,000	06-Apr-19

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: 20 September 2019



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6/18-22 San Remo Drive Avondale Heights VIC 3034

2 1 1

Sold Price

\$446,000

Sold Date

24-Apr-19

Distance

0.99km



3/20 Eastleigh Avenue Keilor East VIC 3033

2 1 1

Sold Price

\$425,000

Sold Date

01-May-19

Distance

2.09km



144A Milleara Road Keilor East VIC 3033

2 1 1

Sold Price

\$467,000

Sold Date

06-Apr-19

Distance

2.49km

RS = Recent sale

UN = Undisclosed Sale

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