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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

89 San Remo Drive 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

\$1,000,000

&

\$1,100,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$821,500

*House

X

*Unit

Suburb

Avondale Heights

Period-from

01 Mar 2018

to

28 Feb 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 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

25 Windsor Drive Avondale Heights VIC 3034	\$1,000,000	11-Oct-18
5 Lisa Court Avondale Heights VIC 3034	\$1,050,000	14-Feb-19
4 Camlarni Close Avondale Heights VIC 3034	\$1,040,000	03-Nov-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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25 Windsor Drive Avondale Heights VIC 3034 Sold Price **\$1,000,000** Sold Date **11-Oct-18**

4 3 2

Distance **0.23km**



5 Lisa Court Avondale Heights VIC 3034 Sold Price ^{RS} **\$1,050,000** Sold Date **14-Feb-19**

3 3 2

Distance **0.4km**



4 Camlarni Close Avondale Heights VIC 3034 Sold Price **\$1,040,000** Sold Date **03-Nov-18**

4 2 2

Distance **1.69km**

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

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