

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

29 Macey Avenue 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

\$680,000

&

\$730,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$812,500

Property type

House

Suburb

Avondale Heights

Period-from

01 Feb 2020

to

31 Jan 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
21 Lake Street Avondale Heights VIC 3034	\$750,000	23-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: 25 February 2021



7/9B Weyburn Place Avondale Heights VIC 3034

 3  2  1

Sold Price

^{RS} **\$700,000**

Sold Date

20-Feb-21

Distance

0.53km



21 Lake Street Avondale Heights VIC 3034

 3  1  1

Sold Price

^{RS} **\$750,000**

Sold Date

23-Feb-21

Distance

0.99km



4A South Terrace Avondale Heights VIC 3034

 3  1  1

Sold Price

^{RS} **\$690,500** ^{UN}

Sold Date

13-Feb-21

Distance

1.67km

RS = Recent sale

UN = Undisclosed Sale

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