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	38 Riverside 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	$870,000	&	$950,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$830,000	Property type	House	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
10 Brown Street Avondale Heights VIC 3034	$881,000	29-Oct-20
10 Christina Court Avondale Heights VIC 3034	$940,000	24-Dec-20
5 Thompson Street Avondale Heights VIC 3034	$870,000	24-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.~~

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David Gigliotti
P 9337 5066
M 0411 824 854
E david@mooneevalley.com.au

10 Brown Street Avondale Heights VIC 3034

3 1 -

Sold Price **$881,000** Sold Date **29-Oct-20**

Distance **0.31km**

10 Christina Court Avondale Heights VIC 3034

4 3 1

Sold Price **$940,000** Sold Date **24-Dec-20**

Distance **0.49km**

5 Thompson Street Avondale Heights VIC 3034

3 1 2

Sold Price RS **$870,000** Sold Date **24-Feb-21**

Distance **0.5km**

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

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