

## 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

1/21 SYDNEY STREET AVONDALE HEIGHTS VIC 3034

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$500,000

&

\$550,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$702,000

Property type

Unit

Suburb

Avondale Heights

Period-from

01 Sep 2022

to

31 Aug 2023

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

4 PATRIA WALK AVONDALE HEIGHTS VIC 3034	\$530,000	31-Mar-23
35/2-26 NORTH ROAD AVONDALE HEIGHTS VIC 3034	\$580,000	22-Jul-23
2/10 ARVERN AVENUE AVONDALE HEIGHTS VIC 3034	\$600,000	08-Jul-23

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: 12 September 2023



**4 PATRIA WALK AVONDALE HEIGHTS VIC 3034**

 2  1  1

Sold Price **\$530,000** Sold Date **31-Mar-23**

Distance **0.47km**



**35/2-26 NORTH ROAD AVONDALE HEIGHTS VIC 3034**

 2  1  2

Sold Price **\$580,000** Sold Date **22-Jul-23**

Distance **1.82km**



**2/10 ARVERN AVENUE AVONDALE HEIGHTS VIC 3034**

 2  1  1

Sold Price **\$600,000** Sold Date **08-Jul-23**

Distance **0.79km**

RS = Recent sale      UN = Undisclosed Sale

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