

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

1/52 MONTPPELLIER 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

\$630,000

&

\$690,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$702,000

Property type

Unit

Suburb

Avondale Heights

Period-from

01 Aug 2022

to

31 Jul 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

1/53 SAN REMO DRIVE AVONDALE HEIGHTS VIC 3034	\$740,000	04-Mar-23
5/6-8 KINDALE COURT AVONDALE HEIGHTS VIC 3034	\$680,000	17-Jun-23
6/575 BUCKLEY STREET AVONDALE HEIGHTS VIC 3034	\$625,000	12-May-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: 28 August 2023



1/53 SAN REMO DRIVE AVONDALE HEIGHTS VIC 3034 Sold Price ^{RS} **\$740,000** Sold Date **04-Mar-23**

 3  2  2

Distance **0.34km**



5/6-8 KINDALE COURT AVONDALE HEIGHTS VIC 3034 Sold Price **\$680,000** Sold Date **17-Jun-23**

 3  1  1

Distance **0.38km**



6/575 BUCKLEY STREET AVONDALE HEIGHTS VIC 3034 Sold Price **\$625,000** Sold Date **12-May-23**

 3  1  1

Distance **0.79km**

RS = Recent sale UN = Undisclosed Sale

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