

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

1/83 NORTH ROAD 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

\$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

| | | |
|--|-----------|-----------|
| 5B WESTMINSTER DRIVE AVONDALE HEIGHTS VIC 3034 | \$720,000 | 25-May-23 |
| 7 SELO WALK AVONDALE HEIGHTS VIC 3034 | \$708,000 | 17-Aug-23 |
| 4/9B WEYBURN PLACE AVONDALE HEIGHTS VIC 3034 | \$695,000 | 15-Jun-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: 01 September 2023



**5B WESTMINSTER DRIVE
AVONDALE HEIGHTS VIC 3034**

 3  2  2

Sold Price **\$720,000** Sold Date **25-May-23**

Distance **1.07km**

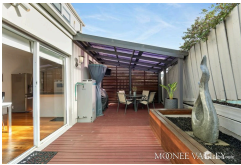


**7 SELO WALK AVONDALE
HEIGHTS VIC 3034**

 3  2  2

Sold Price ^{RS} **\$708,000** Sold Date **17-Aug-23**

Distance **1.16km**



**4/9B WEYBURN PLACE
AVONDALE HEIGHTS VIC 3034**

 3  2  2

Sold Price ^{RS} **\$695,000** Sold Date **15-Jun-23**

Distance **1.3km**

RS = Recent sale UN = Undisclosed Sale

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