

## 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

121 MILITARY ROAD 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

\$690,000

&

\$750,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$937,000

Property type

House

Suburb

Avondale Heights

Period-from

01 Oct 2022

to

30 Sep 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

|   |           |           |
|---|-----------|-----------|
| 78 MILITARY ROAD AVONDALE HEIGHTS VIC 3034        | \$730,000 | 24-May-23 |
| 6 LANGHAM STREET AVONDALE HEIGHTS VIC 3034        | \$780,000 | 01-Jun-23 |
| 38 MOUNTAIN VIEW AVENUE AVONDALE HEIGHTS VIC 3034 | \$793,000 | 31-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: 25 October 2023



**78 MILITARY ROAD AVONDALE HEIGHTS VIC 3034**

 3  1  1

Sold Price **\$730,000** Sold Date **24-May-23**

Distance **0.37km**

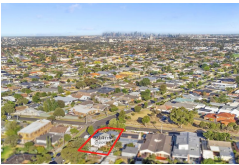


**6 LANGHAM STREET AVONDALE HEIGHTS VIC 3034**

 3  1  1

Sold Price <sup>RS</sup> **\$780,000** <sup>UN</sup> Sold Date **01-Jun-23**

Distance **1.15km**



**38 MOUNTAIN VIEW AVENUE AVONDALE HEIGHTS VIC 3034**

 3  1  1

Sold Price **\$793,000** Sold Date **31-May-23**

Distance **0.77km**

RS = Recent sale      UN = Undisclosed Sale

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