

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

13 ALDEA CRESCENT 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

\$720,000

&

\$760,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$940,000

Property type

House

Suburb

Avondale Heights

Period-from

01 Mar 2023

to

29 Feb 2024

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

25 LANDSBY DRIVE AVONDALE HEIGHTS VIC 3034	\$780,000	05-Sep-23
7 LANDSBY DRIVE AVONDALE HEIGHTS VIC 3034	\$810,000	10-Oct-23
1/52 MONTELLIER DRIVE AVONDALE HEIGHTS VIC 3034	\$740,000	23-Sep-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: 04 March 2024



25 LANDSBY DRIVE AVONDALE HEIGHTS VIC 3034

 3  2  1

Sold Price **\$780,000** Sold Date **05-Sep-23**

Distance **0.19km**



7 LANDSBY DRIVE AVONDALE HEIGHTS VIC 3034

 3  2  1

Sold Price **\$810,000** Sold Date **10-Oct-23**

Distance **0.21km**



1/52 MONTPELLIER DRIVE AVONDALE HEIGHTS VIC 3034

 3  2  1

Sold Price **\$740,000** Sold Date **23-Sep-23**

Distance **1.08km**

RS = Recent sale UN = Undisclosed Sale

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