

# STATEMENT OF INFORMATION

FOR SINGLE RESIDENTIAL PROPERTY LOCATED WITHIN OR OUTSIDE THE MELBOURNE METROPOLITAN AREA.

SECTIONS 47AF OF ESTATE AGENTS ACT 1980

**PROPERTY OFFERED FOR SALE : 14 Cresswold Avenue, 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)

Price Range: \$1,050,000 - \$1,150,000

## MEDIAN SALE PRICE

\$910,000 for HOUSE in AVONDALE HEIGHTS from 01/07/23 to 30/06/23 | Source: PRICEFINDER

## COMPARABLE PROPERTY SALES

Comparable property sales (\*Delete A or B below as applicable)

A\*

ADDRESS	PRICE	DATE OF SALE
• 36 Alexander St, Avondale Heights VIC 3033	\$1,070,000	29/07/2023
• 5 Intervale Dve, Avondale Heights VIC 3033	\$1,095,000	02/09/2023
• 1 Drake Crt, Avondale Heights VIC 3033	\$1,150,000	10/11/2022

Please contact us for further information regarding this document or visit

[consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting).

*Raso Real Estate - 0419003782*

---

---