# 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

17 LANDSBY 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 rang betwee		\$730,000	&	\$790,000	
Median sale price (*Delete house or unit as ap	plicable)							
Median Price	\$940,000	Prop	erty type	House		Suburb	Avondale Heights	
Period-from	01 Jun 2023	to	31 May 2	024	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	
2/24 ROBSON AVENUE AVONDALE HEIGHTS VIC 3034	\$735,000	07-Jun-24	
9 ALDEA CRESCENT AVONDALE HEIGHTS VIC 3034	\$763,000	20-Apr-24	
13 ALDEA CRESCENT AVONDALE HEIGHTS VIC 3034	\$797,000	28-Mar-24	

#### 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: 12 June 2024

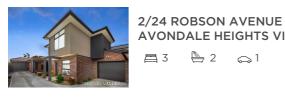


consumer.vic.gov.au



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E VERBER	2/24 ROBSON AVENUE AVONDALE HEIGHTS VIC 3034 $\blacksquare$ 3 $$ 2 $\bigcirc$ 1	Sold Price	<sup>RS</sup> \$735,000	Sold Date Distance	07-Jun-24 0.17km
	9 ALDEA CRESCENT AVONDALE HEIGHTS VIC 3034 ☐ 3 ⓑ 2 ♀ 1	Sold Price	\$763,000	Sold Date Distance	20-Apr-24 0.19km



13 ALDEA CRESCENT AVONDALE HEIGHTS VIC 3034			Sold Price	\$797,000	Sold Date	28-Mar-24
<b>=</b> 3	2	<b>⊜</b> 1			Distance	0.2km

**RS** = Recent sale UN = Undisclosed Sale

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