

18 Military Road Avondale Heights Vic 3034



3 Bed 1 Bath 2 Car

Property Type: House

Indicative Selling Price

\$700,000 - \$770,000

Median House Price

01/01/2023 – 31/12/2023:

\$940,000

Comparable Properties



121 Military Road, Avondale Heights 3034 (REI/VG)

3 Bed 1 Bath 1 Car

Price: \$805,000

Method: Sold Before Auction

Date: 09/11/2023

Property Type: House (Res)

Agent Comments: corner blocks with development potential, comparable presentation, Comparable location



62 Deutscher Street, Avondale Heights 3034 (REI/VG)

3 Bed 1 Bath 1 Car

Price: \$805,000

Method: Sold Before Auction

Date: 09/11/2023

Property Type: Sold Before Auction

Agent Comments: Comparable presentation, comparable size, superior location

Statement of Information

Internet advertising for single residential property located within or outside the Melbourne metropolitan area

Sections 47AF of the *Estate Agents Act 1980*

Property offered for sale

Address
Including suburb or locality and postcode

18 Military Road Avondale Heights Vic 3034
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Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between \$700,000 & \$770,000

Median sale price

Median price \$940,000 House x Suburb Avondale Heights

Period - From 01/01/2023 to 31/12/2023 Source REIV

Comparable property sales

These are the three properties sold within two kilometres of the property for sale in the last six 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
121 Military Road, Avondale Heights Vic 3034	\$805,000	09/11/2023
62 Deutscher Street, Avondale Heights Vic 3034	\$810,000	01/10/2023

This Statement of Information was prepared on:

10/01/2024