

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

2/20 RIVER 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 range
between

\$590,000

&

\$640,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$702,000

Property type

Unit

Suburb

Avondale Heights

Period-from

01 Sep 2022

to

31 Aug 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

5/6-8 KINDALE COURT AVONDALE HEIGHTS VIC 3034	\$680,000	17-Jun-23
6/2-4 CARMYLE COURT AVONDALE HEIGHTS VIC 3034	\$575,000	07-Jul-23
1/12 CRESSWOLD AVENUE AVONDALE HEIGHTS VIC 3034	\$605,000	14-Jun-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: 15 September 2023



5/6-8 KINDALE COURT AVONDALE HEIGHTS VIC 3034 Sold Price **\$680,000** Sold Date **17-Jun-23**

 3  1  1

Distance **1.19km**



6/2-4 CARMYLE COURT AVONDALE HEIGHTS VIC 3034 Sold Price ^{RS} **\$575,000** Sold Date **07-Jul-23**

 3  1  1

Distance **1.32km**



1/12 CRESSWOLD AVENUE AVONDALE HEIGHTS VIC 3034 Sold Price **\$605,000** Sold Date **14-Jun-23**

 3  1  1

Distance **1.69km**

RS = Recent sale UN = Undisclosed Sale

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