

## 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

2/24 ROBSON 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) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$620,000

&

\$680,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$671,000

Property type

Unit

Suburb

Avondale Heights

Period-from

01 Feb 2023

to

31 Jan 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

1/3-5 NELSON COURT AVONDALE HEIGHTS VIC 3034	\$680,000	30-Aug-23
2/44 CANNING STREET AVONDALE HEIGHTS VIC 3034	\$680,000	20-Dec-23
38A THOMPSON STREET AVONDALE HEIGHTS VIC 3034	\$625,000	02-Feb-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: 21 February 2024



**1/3-5 NELSON COURT AVONDALE HEIGHTS VIC 3034**

 3  1  -

Sold Price **\$680,000** Sold Date **30-Aug-23**

Distance **0.45km**



**2/44 CANNING STREET AVONDALE HEIGHTS VIC 3034**

 3  2  1

Sold Price

Sold Date **20-Dec-23**

Distance **0.59km**



**38A THOMPSON STREET AVONDALE HEIGHTS VIC 3034**

 3  2  1

Sold Price <sup>RS</sup> **\$625,000** Sold Date **02-Feb-24**

Distance **0.67km**

RS = Recent sale      UN = Undisclosed Sale

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