

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

20 BRENTWOOD 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

\$850,000

&

\$930,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$950,000

Property type

House

Suburb

Avondale Heights

Period-from

01 Jul 2022

to

30 Jun 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

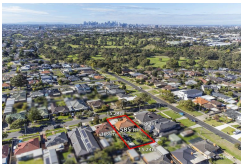
Date of sale

1 MOFFAT STREET AVONDALE HEIGHTS VIC 3034	\$850,000	01-May-23
13 RICKARD STREET AVONDALE HEIGHTS VIC 3034	\$852,000	25-Mar-23
16 BARBARA CRESCENT AVONDALE HEIGHTS VIC 3034	\$925,000	12-May-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: 31 July 2023



1 MOFFAT STREET AVONDALE HEIGHTS VIC 3034

 3  1  1

Sold Price ^{RS} **\$850,000** Sold Date **01-May-23**

Distance **0.31km**



13 RICKARD STREET AVONDALE HEIGHTS VIC 3034

 5  3  2

Sold Price **\$852,000** Sold Date **25-Mar-23**

Distance **0.43km**



16 BARBARA CRESCENT AVONDALE HEIGHTS VIC 3034

 4  2  6

Sold Price **\$925,000** Sold Date **12-May-23**

Distance **0.49km**

RS = Recent sale UN = Undisclosed Sale

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