

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

22A Skewes Street, Avondale Heights Vic 3034

Indicative selling price

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

Range between \$1,200,000 & \$1,300,000

Median sale price

Median price \$1,005,000 Property Type House Suburb Avondale Heights

Period - From 01/01/2024 to 31/03/2024 Source REIV

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 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
1	41 Montpellier Dr AVONDALE HEIGHTS 3034	\$1,310,000	31/10/2023
2	58 The Crossway KEILOR EAST 3033	\$1,276,000	25/10/2023
3	50A Wood St AVONDALE HEIGHTS 3034	\$1,210,000	24/03/2024

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 six months.~~

This Statement of Information was prepared on:

15/04/2024 10:34



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Property Type: House

[Agent Comments](#)

Indicative Selling Price

\$1,200,000 - \$1,300,000

Median House Price

March quarter 2024: \$1,005,000

Comparable Properties



41 Montpellier Dr AVONDALE HEIGHTS 3034 (REI/VG)

[Agent Comments](#)

 4  3  2

Price: \$1,310,000

Method: Sold Before Auction

Date: 31/10/2023

Property Type: House (Res)

Land Size: 273 sqm approx



58 The Crossway KEILOR EAST 3033 (REI/VG)

[Agent Comments](#)

 4  3  1

Price: \$1,276,000

Method: Auction Sale

Date: 25/10/2023

Property Type: Townhouse (Res)

Land Size: 280 sqm approx



50A Wood St AVONDALE HEIGHTS 3034 (REI)

[Agent Comments](#)

 4  3  1

Price: \$1,210,000

Method: Sold Before Auction

Date: 24/03/2024

Property Type: House (Res)

Land Size: 350 sqm approx

Account - McDonald Upton | P: 03 93759375 | F: 03 93792655