# 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

50 SKEWES STREET 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 rang betwee		\$1,500,000	&	\$1,650,000
Median sale price (*Delete house or unit as ap	plicable)						
Median Price	\$940,000	Prop	erty type	House		Suburb	Avondale Heights
Period-from	01 Feb 2023	to	31 Jan 2	024	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
8 KILEE PLACE AVONDALE HEIGHTS VIC 3034	\$1,650,000	02-Dec-23
41 WINDSOR DRIVE AVONDALE HEIGHTS VIC 3034	\$1,576,000	21-Aug-23
13 WARRICK COURT AVONDALE HEIGHTS VIC 3034	\$1,535,000	05-Sep-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: 12 February 2024

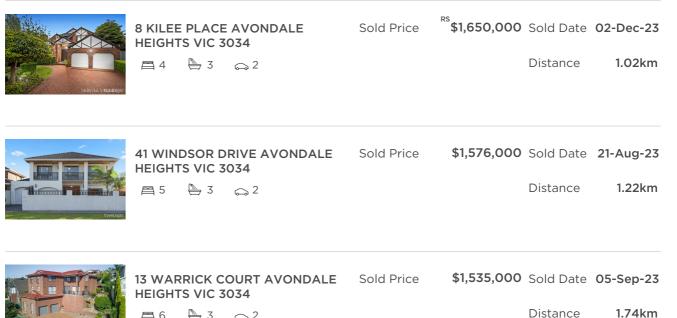


consumer.vic.gov.au



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**RS** = Recent sale UN = Undisclosed Sale

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