

## 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

6/9B WEYBURN PLACE 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

\$600,000

&

\$660,000

### 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

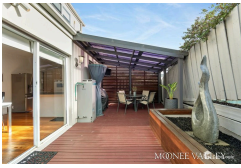
Date of sale

4/9B WEYBURN PLACE AVONDALE HEIGHTS VIC 3034	\$695,000	15-Jun-23
1/12 CRESSWOLD AVENUE AVONDALE HEIGHTS VIC 3034	\$605,000	14-Jun-23
1/3-5 NELSON COURT AVONDALE HEIGHTS VIC 3034	\$680,000	30-Aug-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: 13 September 2023



**4/9B WEYBURN PLACE  
AVONDALE HEIGHTS VIC 3034**

 3  2  2

Sold Price <sup>RS</sup> **\$695,000** Sold Date **15-Jun-23**

Distance **0.04km**

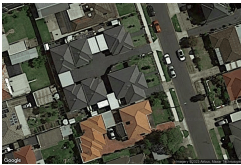


**1/12 CRESSWOLD AVENUE  
AVONDALE HEIGHTS VIC 3034**

 3  1  1

Sold Price **\$605,000** Sold Date **14-Jun-23**

Distance **0.66km**



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

 3  1  -

Sold Price <sup>RS</sup> **\$680,000** <sup>UN</sup> Sold Date **30-Aug-23**

Distance **0.82km**

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

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