

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 LANDSBY 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

\$800,000

&

\$880,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$937,000

Property type

House

Suburb

Avondale Heights

Period-from

01 Dec 2022

to

30 Nov 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

7 LANDSBY DRIVE AVONDALE HEIGHTS VIC 3034	\$810,000	13-Oct-23
20 WESTMINSTER DRIVE AVONDALE HEIGHTS VIC 3034	\$850,000	20-May-23
19 ROGERSON STREET AVONDALE HEIGHTS VIC 3034	\$850,000	08-Jun-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.~~

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7 LANDSBY DRIVE AVONDALE HEIGHTS VIC 3034

3 2 1

Sold Price ^{RS} **\$810,000** Sold Date **13-Oct-23**

Distance **0.05km**



20 WESTMINSTER DRIVE AVONDALE HEIGHTS VIC 3034

3 2 1

Sold Price **\$850,000** Sold Date **20-May-23**

Distance **0.1km**



19 ROGERSON STREET AVONDALE HEIGHTS VIC 3034

3 2 1

Sold Price Sold Date **08-Jun-23**

Distance **0.16km**

RS = Recent sale UN = Undisclosed Sale

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