

6 Medfield Avenue, Avondale Heights Vic 3034



3 Bed 1 Bath 2 Car
Property Type: House
Land Size: 543 sqm approx
Indicative Selling Price
 \$800,000 - \$850,000
Median House Price
 Year ending March 2024: \$957,500

Comparable Properties



2 Charmaine Avenue, Avondale Heights 3034 (REI/VG)
3 Bed 1 Bath 2 Car
Price: \$850,000
Method: Sold Before Auction
Date: 09/01/2024
Property Type: House (Res)
Land Size: 534 sqm approx
Agent Comments: Slightly smaller land size, superior condition.



51 Rogerson Street, Avondale Heights 3034 (REI)
3 Bed 1 Bath 1 Car
Price: \$825,000
Method: Auction Sale
Date: 16/03/2024
Property Type: House (Res)
Land Size: 556 sqm approx
Agent Comments: 3 bedroom brick veneer home. Comparable accommodation.



5 Rhonda Street, Avondale Heights 3034 (REI/VG)
3 Bed 1 Bath 2 Car
Price: \$810,000
Method: Private Sale
Date: 09/02/2024
Property Type: House
Land Size: 567 sqm approx
Agent Comments: 3 bedroom brick veneer home, inferior location. Comparable accommodation.

Statement of Information

Internet advertising for single residential property located within or outside the Melbourne metropolitan area

Sections 47AF of the *Estate Agents Act 1980*

Property offered for sale

Address
Including suburb or locality and postcode

6 Medfield Avenue, Avondale Heights Vic 3034
--

Indicative selling price

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

Range between \$800,000 & \$850,000

Median sale price

Median price \$957,500 House x Suburb Avondale Heights

Period - From 01/04/2023 to 31/03/2024 Source REIV

Comparable property sales

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
2 Charmaine Avenue, AVONDALE HEIGHTS 3034	\$850,000	09/01/2024
51 Rogerson Street, AVONDALE HEIGHTS 3034	\$825,000	16/03/2024
5 Rhonda Street, AVONDALE HEIGHTS 3034	\$810,000	09/02/2024

This Statement of Information was prepared on:

23/04/2024 05:25