

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 PATRIA WALK 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

\$550,000

&

\$590,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$698,500

Property type

Unit

Suburb

Avondale Heights

Period-from

01 Nov 2022

to

31 Oct 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

2/10 ARVERN AVENUE AVONDALE HEIGHTS VIC 3034	\$600,000	08-Jul-23
1/21 SYDNEY STREET AVONDALE HEIGHTS VIC 3034	\$625,000	10-Oct-23
35/2-26 NORTH ROAD AVONDALE HEIGHTS VIC 3034	\$580,000	22-Jul-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: 08 November 2023



2/10 ARVERN AVENUE AVONDALE Sold Price **\$600,000** Sold Date **08-Jul-23**
HEIGHTS VIC 3034

 2  1  1

Distance **0.45km**



1/21 SYDNEY STREET AVONDALE Sold Price ^{RS} **\$625,000** Sold Date **10-Oct-23**
HEIGHTS VIC 3034

 2  1  -

Distance **0.46km**



35/2-26 NORTH ROAD AVONDALE Sold Price **\$580,000** Sold Date **22-Jul-23**
HEIGHTS VIC 3034

 2  1  2

Distance **1.44km**

RS = Recent sale UN = Undisclosed Sale

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