

## 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 WINDSOR DRIVE 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

\$1,350,000

&

\$1,450,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$945,000

Property type

House

Suburb

Avondale Heights

Period-from

01 Jul 2023

to

30 Jun 2024

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 TEMPLEWOOD CRESCENT AVONDALE HEIGHTS VIC 3034	\$1,455,000	18-May-24
15 BRIGHTON COURT AVONDALE HEIGHTS VIC 3034	\$1,345,000	06-Jul-24
48 VALLEY LAKE BOULEVARD KEILOR EAST VIC 3033	\$1,550,000	30-May-24

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: 10 July 2024



**4 TEMPLEWOOD CRESCENT  
AVONDALE HEIGHTS VIC 3034**

 4  2  2

Sold Price <sup>RS</sup> **\$1,455,000** Sold Date **18-May-24**

Distance **1.19km**



**15 BRIGHTON COURT AVONDALE  
HEIGHTS VIC 3034**

 4  2  2

Sold Price <sup>RS</sup> **\$1,345,000** Sold Date **06-Jul-24**

Distance **0.93km**



**48 VALLEY LAKE BOULEVARD  
KEILOR EAST VIC 3033**

 5  2  2

Sold Price <sup>RS</sup> **\$1,550,000** Sold Date **30-May-24**

Distance **1.56km**

RS = Recent sale      UN = Undisclosed Sale

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