

## 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

7 SELO WALK 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

\$630,000

&

\$690,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$963,500

Property type

House

Suburb

Avondale Heights

Period-from

01 Jun 2022

to

31 May 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

1 PATRIA WALK AVONDALE HEIGHTS VIC 3034	\$745,000	05-May-23
3/87 CANNING STREET AVONDALE HEIGHTS VIC 3034	\$692,000	28-Mar-23
4/9B WEYBURN PLACE AVONDALE HEIGHTS VIC 3034	\$695,000	15-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.~~

This Statement of Information was prepared on: 26 June 2023



**1 PATRIA WALK AVONDALE HEIGHTS VIC 3034**

 3  2  2

Sold Price <sup>RS</sup> **\$745,000** Sold Date **05-May-23**

Distance **0.05km**

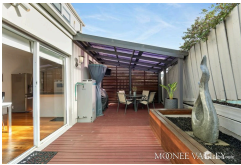


**3/87 CANNING STREET AVONDALE HEIGHTS VIC 3034**

 3  2  1

Sold Price <sup>RS</sup> **\$692,000** Sold Date **28-Mar-23**

Distance **0.72km**



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

 3  2  2

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

Distance **0.78km**

RS = Recent sale      UN = Undisclosed Sale

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