

## 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

72 SKEWES STREET 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

\$880,000

&

\$950,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$940,000

Property type

House

Suburb

Avondale Heights

Period-from

01 Jun 2023

to

31 May 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

1 SOVEREIGN WAY AVONDALE HEIGHTS VIC 3034	\$935,000	12-Apr-24
16 DOYLE STREET AVONDALE HEIGHTS VIC 3034	\$900,000	28-Feb-24
16 LARWOOD CLOSE AVONDALE HEIGHTS VIC 3034	\$900,000	16-Dec-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: 13 June 2024



**1 SOVEREIGN WAY AVONDALE HEIGHTS VIC 3034**

 4  2  1

Sold Price

<sup>RS</sup> **\$935,000**

Sold Date **12-Apr-24**

Distance **0.48km**



**16 DOYLE STREET AVONDALE HEIGHTS VIC 3034**

 3  1  1

Sold Price

**\$900,000**

Sold Date **28-Feb-24**

Distance **0.52km**



**16 LARWOOD CLOSE AVONDALE HEIGHTS VIC 3034**

 5  3  -

Sold Price

Sold Date **16-Dec-23**

Distance **2.07km**

**RS** = Recent sale      **UN** = Undisclosed Sale

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