

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 98 Riviera Road, Avondale Heights Vic 3034

Indicative selling price

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

Range between \$1,250,000 & \$1,375,000

Median sale price*

Median price Property Type Suburb Avondale Heights

Period - From to Source

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 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
1	442 Buckley St ESSENDON WEST 3040	\$1,300,000	08/07/2023
2	20 Warrick Ct AVONDALE HEIGHTS 3034	\$1,020,000	29/04/2023
3			

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 six months.

This Statement of Information was prepared on: 17/07/2023 10:06

* When this Statement of Information was prepared, publicly available information providing median sale prices of residential property in the suburb or locality in which the property offered for sale is situated, and our sales records (if any), did not provide a median sale price that met the requirements of section 47AF (2)(b) of the Estate Agents Act 1980.



Property Type: Land

Agent Comments

Indicative Selling Price
\$1,250,000 - \$1,375,000
No median price available

Comparable Properties



442 Buckley St ESSENDON WEST 3040 (REI) Agent Comments



Price: \$1,300,000
Method: Private Sale
Date: 08/07/2023
Property Type: Land (Res)
Land Size: 846 sqm approx



20 Warrick Ct AVONDALE HEIGHTS 3034 (REI) Agent Comments



Price: \$1,020,000
Method: Private Sale
Date: 29/04/2023
Property Type: Land (Res)
Land Size: 728 sqm approx

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 six months.

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