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 betweer	\$1,250,000	&	\$1,375,000				
Median sale price*							
Median price		Property Type	Suburb Avondal	e 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 sixmonths that the estate agent or agent's representative considers to be most comparable to the property for sale.

Ad	dress 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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