

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

3/17 RIVERSIDE AVENUE AVONDALE HEIGHTS VIC 3034

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$600,000

&

\$660,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$680,000

Property type

Unit

Suburb

Avondale Heights

Period-from

01 Apr 2023

to

31 Mar 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

2/44 CANNING STREET AVONDALE HEIGHTS VIC 3034	\$680,000	20-Dec-23
38A THOMPSON STREET AVONDALE HEIGHTS VIC 3034	\$625,000	02-Feb-24
20 RIVER DRIVE AVONDALE HEIGHTS VIC 3034	\$632,500	17-Oct-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: 15 April 2024



**2/44 CANNING STREET
 AVONDALE HEIGHTS VIC 3034**

 3  2  1

Sold Price **\$680,000** Sold Date **20-Dec-23**

Distance **0.23km**



**38A THOMPSON STREET
 AVONDALE HEIGHTS VIC 3034**

 3  2  1

Sold Price ^{RS} **\$625,000** Sold Date **02-Feb-24**

Distance **1.08km**



**20 RIVER DRIVE AVONDALE
 HEIGHTS VIC 3034**

 3  2  1

Sold Price ^{RS} **\$632,500** Sold Date **17-Oct-23**

Distance **2.11km**

RS = Recent sale UN = Undisclosed Sale

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