

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 Laura Grove 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

\$895,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$794,500

Property type

House

Suburb

Avondale Heights

Period-from

01 Nov 2018

to

31 Oct 2019

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 Wood Street Avondale Heights VIC 3034	\$1,051,200	14-Oct-19
8 Glencara Street Avondale Heights VIC 3034	\$880,000	24-Aug-19
4 Alexander Street Avondale Heights VIC 3034	\$900,000	08-Aug-19

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: 29 November 2019



**1 Wood Street Avondale Heights
VIC 3034**

 3  2  1

Sold Price ^{RS} **\$1,051,200** Sold Date **14-Oct-19**

Distance **0.32km**



**8 Glencara Street Avondale Heights
VIC 3034**

 5  2  3

Sold Price **\$880,000** Sold Date **24-Aug-19**

Distance **0.42km**



**4 Alexander Street Avondale
Heights VIC 3034**

 3  2  2

Sold Price **\$900,000** Sold Date **08-Aug-19**

Distance **0.72km**

RS = Recent sale UN = Undisclosed Sale

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