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	33A Wood Street 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	$1,000,000	&	$1,100,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$799,500	Property type	Other	Suburb	Avondale Heights
Period-from	01 Oct 2018	to	30 Sep 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
13C Riverside Avenue Avondale Heights VIC 3034	$950,000	20-Jul-19
5A Cornwall Street Avondale Heights VIC 3034	$1,150,000	01-Oct-19
15A Groves Street Keilor East VIC 3033	$1,100,000	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: 23 October 2019

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13C Riverside Avenue Avondale Heights VIC 3034

4 3 2

Sold Price **$950,000** Sold Date **20-Jul-19**

Distance **0.28km**



5A Cornwall Street Avondale Heights VIC 3034

4 3 1

Sold Price **$1,150,000** Sold Date **01-Oct-19**

Distance **0.53km**



15A Groves Street Keilor East VIC 3033

4 2 2

Sold Price RS **$1,100,000** Sold Date **08-Aug-19**

Distance **2.63km**

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

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