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	44 Alexander 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	$960,000	~~or range between~~		&	

Median sale price

(*Delete house or unit as applicable)

Median Price	$580,000	Property type	Unit	Suburb	Avondale Heights
Period-from	01 Feb 2019	to	31 Jan 2020	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	28-Jun-19
38 Wood Street Avondale Heights VIC 3034	$1,010,000	30-Jan-20
38A Wood Street Avondale Heights VIC 3034	$1,000,000	02-Jan-20

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.~~

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13C Riverside Avenue Avondale Heights VIC 3034

4 3 2

Sold Price **$950,000** Sold Date **28-Jun-19**

Distance **0.41km**



38 Wood Street Avondale Heights VIC 3034

3 2 1

Sold Price **$1,010,000** Sold Date **30-Jan-20**

Distance **0.54km**



38A Wood Street Avondale Heights VIC 3034

3 2 1

Sold Price **$1,000,000** Sold Date **02-Jan-20**

Distance **0.54km**

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

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