

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

28 The Crossway South 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

\$859,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$800,000

Property type

House

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

6 Clough Street Avondale Heights VIC 3034	\$883,000	14-Dec-19
19 Orleans Road Avondale Heights VIC 3034	\$860,000	17-Sep-19
189 Military Road Avondale Heights VIC 3034	\$860,000	01-Oct-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.~~

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**6 Clough Street Avondale Heights
VIC 3034**

Sold Price

^{RS}

\$883,000

Sold Date

14-Dec-19



3



2



2

Distance

0.28km



**19 Orleans Road Avondale Heights
VIC 3034**

Sold Price

\$860,000

Sold Date

17-Sep-19



5



2



2

Distance

0.68km



**189 Military Road Avondale Heights
VIC 3034**

Sold Price

Sold Date

01-Oct-19



5



2



4

Distance

0.83km

RS = Recent sale

UN = Undisclosed Sale

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