Statement of Information

Single residential property located in the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Property offered for sale

Address Including suburb and postcode	13 Rickard Street Avondale Heights, 3034

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting.

Range between	$850,000 & $900,000

Median sale price

Median price	$992,500	Property Type	HOUSE	Suburb	AVONDALE HEIGHTS
Period - From	01-Jan-2023	to	10-Feb-2023	Source	Pricefinder

Comparable property sales

These are the three properties sold within two kilometres of the property for sale in the last six 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	1 Riverside Avenue, Avondale Heights VIC 3034	$900,000	25-Feb-2023
2	1 Ridge Drive, Avondale Heights VIC 3034	$910,000	14-Dec-2022
3	1 Drake Cort, Avondale Heights VIC 3034	$1,150,000	10-Dec-2022

This statement of information was prepared on 24-Mar-2023 at 12:56:16 PM EST