6 Medfield Avenue, Avondale Heights Vic 3034



3 Bed 1 Bath 2 Car
Property Type: House(Res)
Land Size: 543 sqm approx
Indicative Selling Price
$795,000
Median House Price
Year ending March 2024: $957,500

Comparable Properties



1 Rachelle Road, Keilor East 3033 (REI/VG)
3 Bed 1 Bath 1 Car
Price: $825,000
Method: Auction Sale
Date: 16/03/2024
Property Type: House (Res)
Land Size: 556 sqm approx
Agent Comments: 3 bedroom brick veneer home. Comparable accommodation.



51 Rogerson Street, Avondale Heights 3034 (REI)
3 Bed 1 Bath 1 Car
Price: $825,000
Method: Auction Sale
Date: 16/03/2024
Property Type: House (Res)
Land Size: 556 sqm approx
Agent Comments: 3 bedroom brick veneer home. Comparable accommodation.



16 Deutscher Street, Avondale Heights 3034 (REI/VG)
3 Bed 1 Bath 3 Car
Price: $770,000
Method: Private Sale
Date: 07/03/2024
Property Type: House
Land Size: 585 sqm approx
Agent Comments: Unrenovated home on 585sqm. Comparable accommodation

Statement of Information

Internet advertising for single residential property located within or outside the Melbourne metropolitan area

Sections 47AF of the *Estate Agents Act 1980*

Property offered for sale

Address Including suburb or locality and postcode	6 Medfield Avenue, Avondale Heights Vic 3034

Indicative selling price

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

Single price	$795,000

Median sale price

Median price	$957,500	House	x	Suburb	Avondale Heights
Period - From	01/04/2023	to	31/03/2024	Source	REIV

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
51 Rogerson Street, AVONDALE HEIGHTS 3034	$825,000	16/03/2024
1 Rachelle Road, KEILOR EAST 3033	$800,000	15/03/2024
16 Deutscher Street, AVONDALE HEIGHTS 3034	$770,000	07/03/2024

This Statement of Information was prepared on: 03/06/2024 09:45

This guide must not be taken as legal advice.