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	3/53 SAN REMO DRIVE 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	$660,000	&	$720,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$712,500	Property type	Unit	Suburb	Avondale Heights
Period-from	01 Jan 2024	to	31 Dec 2024	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
7/9B WEYBURN PLACE AVONDALE HEIGHTS VIC 3034	$680,000	26-Oct-24
1/19 AMIS CRESCENT AVONDALE HEIGHTS VIC 3034	$690,000	02-Sep-24

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: 17 January 2025

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7/9B WEYBURN PLACE AVONDALE HEIGHTS VIC 3034

3 2 1

Sold Price **$680,000** Sold Date **26-Oct-24**

Distance **0.28km**



1/19 AMIS CRESCENT AVONDALE HEIGHTS VIC 3034

3 1 1

Sold Price **$690,000** Sold Date **02-Sep-24**

Distance **1.04km**

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

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