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	9 POBLE WALK 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	$670,000	&	$735,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$962,500	Property type	House	Suburb	Avondale Heights
Period-from	01 Mar 2024	to	28 Feb 2025	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
3/53 SAN REMO DRIVE AVONDALE HEIGHTS VIC 3034	$694,000	15-Feb-25

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: 19 March 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 **0.92km**



3/53 SAN REMO DRIVE AVONDALE HEIGHTS VIC 3034

3 2 1

Sold Price RS **$694,000** Sold Date **15-Feb-25**

Distance **1.03km**

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

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