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	5 MCKENNA STREET 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	$800,000	&	$880,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$965,000	Property type	House	Suburb	Avondale Heights
Period-from	01 Apr 2024	to	31 Mar 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
1 GAETANA STREET AVONDALE HEIGHTS VIC 3034	$820,000	26-Feb-25
24 CHARMAINE AVENUE AVONDALE HEIGHTS VIC 3034	$863,000	16-Dec-24
17 HERBERT STREET AVONDALE HEIGHTS VIC 3034	$880,000	28-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: 10 April 2025

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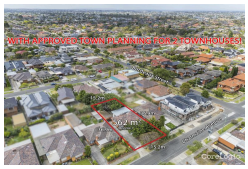


1 GAETANA STREET AVONDALE HEIGHTS VIC 3034

3 2 2

Sold Price **$820,000** Sold Date **26-Feb-25**

Distance **0.19km**



24 CHARMAINE AVENUE AVONDALE HEIGHTS VIC 3034

3 1 1

Sold Price **$863,000** Sold Date **16-Dec-24**

Distance **1.38km**



17 HERBERT STREET AVONDALE HEIGHTS VIC 3034

3 1 1

Sold Price RS **$880,000** Sold Date **28-Feb-25**

Distance **0.96km**

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

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