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<br>Including suburb and postcode | 27 Brentwood Drive, Avondale Heights Vic 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 $985,000 Property Type House Suburb Avondale Heights

Period - From 01/10/2024 to 31/12/2024 Source REIV

## 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 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 | 9 Brentwood Dr AVONDALE HEIGHTS 3034 | $930,000 | 30/01/2025 |
| 2 | 31 Barbara Cr AVONDALE HEIGHTS 3034 | $905,000 | 13/01/2025 |
| 3 | 115 Canning St AVONDALE HEIGHTS 3034 | $880,000 | 20/12/2024 |

**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 six months.~~

This Statement of Information was prepared on: 05/03/2025 10:35

# 27 Brentwood Drive, Avondale Heights Vic 3034

Jason Johnson
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3 1 2

**Rooms:** 5
**Property Type:** House (Res)
**Land Size:** 704 sqm approx

**Indicative Selling Price**
$850,000 - $900,000
**Median House Price**
December quarter 2024: $985,000

Agent Comments

700sqm land size Renovated bathroom and laundry View of Maribyrnong River and Temple

## Comparable Properties



**9 Brentwood Dr AVONDALE HEIGHTS 3034 (REI/VG)**

3 1 2

**Price:** $930,000
**Method:** Private Sale
**Date:** 30/01/2025
**Property Type:** House
**Land Size:** 534 sqm approx

Agent Comments

property sold in the street. Has pool but on smaller land, no view out the rear.



**31 Barbara Cr AVONDALE HEIGHTS 3034 (REI)**

3 1 2

**Price:** $905,000
**Method:** Sold Before Auction
**Date:** 13/01/2025
**Property Type:** House (Res)

Agent Comments

Property on Similar land, flat block



**115 Canning St AVONDALE HEIGHTS 3034 (REI/VG)**

3 1 1

**Price:** $880,000
**Method:** Private Sale
**Date:** 20/12/2024
**Property Type:** House
**Land Size:** 602 sqm approx

Agent Comments

On 600sqm, flat block



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