

Statement of Information

Sections 47AF of the *Estate Agents Act 1980*

Property offered for sale

Address 24 Clarendon Street, Avondale Heights, VIC-3034

Indicative selling price

Single price \$ or range between \$1,000,000 & \$1,050,000

Median sale price

Median price \$820,000 *House X *Unit Suburb Avondale Heights

Period - From April 2019 to March 2020 Source Price Finder

Comparable property sales

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) 38 Wood Street, Avondale Heights	\$1,010,000	30/01/2020
2) 38A Wood Street, Avondale Heights	\$1,000,000	02/01/2020
3) 50 Macey Ave, Avondale Heights	\$1,005,000	27/02/2020