

# 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

298 Milleara Road, Avondale Heights Vic 3034

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between

\$750,000

&

\$825,000

### Median sale price

Median price

\$900,000

Property Type

House

Suburb

Avondale Heights

Period - From

01/01/2021

to

31/03/2021

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	42 Ridge Dr AVONDALE HEIGHTS 3034	\$838,000	18/11/2020
2	225 Military Rd AVONDALE HEIGHTS 3034	\$780,000	28/01/2021
3	21 Lake St AVONDALE HEIGHTS 3034	\$750,000	18/02/2021

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:

16/04/2021 13:08

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**Indicative Selling Price**  
\$750,000 - \$825,000  
**Median House Price**  
March quarter 2021: \$900,000



**Property Type:**  
Divorce/Estate/Family Transfers  
**Land Size:** 545 sqm approx  
**Agent Comments**

## Comparable Properties



**42 Ridge Dr AVONDALE HEIGHTS 3034 (REI/VG)**

**Agent Comments**



**Price:** \$838,000  
**Method:** Private Sale  
**Date:** 18/11/2020  
**Rooms:** 5  
**Property Type:** House (Res)  
**Land Size:** 534 sqm approx



**225 Military Rd AVONDALE HEIGHTS 3034 (REI)**

**Agent Comments**



**Price:** \$780,000  
**Method:** Private Sale  
**Date:** 28/01/2021  
**Rooms:** 4  
**Property Type:** House (Res)  
**Land Size:** 629 sqm approx



**21 Lake St AVONDALE HEIGHTS 3034 (REI)**

**Agent Comments**



**Price:** \$750,000  
**Method:** Sold Before Auction  
**Date:** 18/02/2021  
**Property Type:** House (Res)  
**Land Size:** 383 sqm approx