



STATEMENT OF INFORMATION

Internet advertising for single residential property located within or outside the Melbourne metropolitan area.

Sections 47AF of the *Estate Agents Act 1980*

Property Address

2/87 Canning St, Avondale Heights VIC 3034

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range Between

\$780,000

&

\$858,000

Median sale price

Median Price

\$710,000

Unit

X

Suburb:

Avondale Heights

Period From

01/01/2025

to

31/12/25

Source:

Cotality

Comparable property sales

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.