

# 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

24 River View Street, Avondale Heights Vic 3034

### Indicative selling price

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

Range between \$1,450,000

&

\$1,550,000

### Median sale price

Median price \$980,000

Property Type House

Suburb Avondale Heights

Period - From 01/07/2023

to

30/06/2024

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		
2		
3		

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:

06/09/2024 10:40

24 River View Street, Avondale Heights Vic 3034



Simon Mason  
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**Indicative Selling Price**

\$1,450,000 - \$1,550,000

**Median House Price**

Year ending June 2024: \$980,000



3   2   2

**Property Type:** House  
**Land Size:** 1606 sqm approx

**Agent Comments**  
1606 sqm (approx.) block with well maintained and up kept home the potential of 6 unit sight (STCA) .

## Comparable Properties

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.

**Account - Jellis Craig** | P: 03 8378 0500 | F: 03 8378 0555



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