

# 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 22 Blueridge Close, 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 \$600,000 & \$660,000

### Median sale price

Median price \$726,000 Property Type Townhouse Suburb Avondale Heights

Period - From 20/06/2023 to 19/06/2024 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	5/120 Riviera Rd AVONDALE HEIGHTS 3034	\$650,000	02/03/2024
2	6/10 Templewood Cr AVONDALE HEIGHTS 3034	\$649,000	09/04/2024
3	1/32 Curtin St MAIDSTONE 3012	\$630,000	20/04/2024

**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: 20/06/2024 16:39



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**Property Type:**  
**Agent Comments**

**Indicative Selling Price**  
\$600,000 - \$660,000  
**Median Townhouse Price**  
20/06/2023 - 19/06/2024: \$726,000

## Comparable Properties



**5/120 Riviera Rd AVONDALE HEIGHTS 3034 (REI/VG)**

**Agent Comments**

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**Price:** \$650,000  
**Method:** Auction Sale  
**Date:** 02/03/2024  
**Property Type:** Townhouse (Res)



**6/10 Templewood Cr AVONDALE HEIGHTS 3034 (REI/VG)**

**Agent Comments**

 2  1  1

**Price:** \$649,000  
**Method:** Private Sale  
**Date:** 09/04/2024  
**Property Type:** Townhouse (Res)



**1/32 Curtin St MAIDSTONE 3012 (REI/VG)**

**Agent Comments**

 2  1  1

**Price:** \$630,000  
**Method:** Sold Before Auction  
**Date:** 20/04/2024  
**Rooms:** 2  
**Property Type:** Townhouse (Res)

**Account - Melbourne RE | P: 03 9829 2900 | F: 03 9829 2951**