

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

14 AVONDALE STREET OFFICER VIC 3809

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$885,000

&

\$970,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$720,000

Property type

House

Suburb

Officer

Period-from

01 Jul 2024

to

30 Jun 2025

Source

Cotality

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 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

10 BOWOOD STREET OFFICER VIC 3809	\$980,000	14-Feb-25
1 ALICE COURT OFFICER VIC 3809	\$930,000	28-Jan-25
9 KOORYONG CLOSE OFFICER VIC 3809	\$920,000	06-May-25

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 6 months.~~

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10 BOWOOD STREET OFFICER VIC 3809 Sold Price **\$980,000** Sold Date **14-Feb-25**
Distance **3.18km**
4 2 2



1 ALICE COURT OFFICER VIC 3809 Sold Price **\$930,000** Sold Date **28-Jan-25**
Distance **0.87km**
4 2 2



9 KOOYONG CLOSE OFFICER VIC 3809 Sold Price ^{RS} **\$920,000** Sold Date **06-May-25**
Distance **1.04km**
4 2 2

RS = Recent sale UN = Undisclosed Sale

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