

## Statement of Information

Section 47AF of the Estate Agents Act 1980

Property offered for sale  
**30 Duke Street,  
AVONDALE HEIGHTS 3034**

House



4 beds



3 baths



2 parking

### Indicative selling price

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

**Range \$850,000 - \$880,000**

### Median sale price

Median **House** for **AVONDALE HEIGHTS** for period **Apr 2019 - Jul 2019**

Sourced from REIV.

**\$830,000**

### Comparable property sales

These are the three properties sold within two kilo metres of the property for sale in the last six months that the estate agent or agent's representative considers to be the most comparable to the property for sale.

**97 Canning Street,**  
Avondale Heights 3034

Price **\$910,000** Sold 13  
September 2019

**4A Medfield Avenue,**  
Avondale Heights 3034

Price **\$852,000** Sold 13  
September 2019

**33 Macey Avenue,**  
Avondale Heights 3034

Price **\$935,000** Sold 15  
August 2019

This Statement of Information was prepared on 11th Oct 2019

### Additional Information

Indicative selling price, median house price for the suburb and comparable sales information has been provided by the agent in compliance with Estate Agents Act 1980. This information was sourced from REIV.

### Frank Dowling Real Estate

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### Contact agents



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