

Statement of Information

Single residential property located outside the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode

107 DAWSONS ROAD AVOCA VIC 3467

Indicative selling price

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

Single Price

\$590,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$375,000

Property type

House

Suburb

Avoca

Period-from

01 Feb 2022

to

31 Jan 2023

Source

Corelogic

Comparable property sales (*Delete A or B below as applicable)

A* These are the three properties sold within five kilometres of the property for sale in the last 18 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

| | | |
|--|-----------|-----------|
| 28 PASCOE STREET AVOCA VIC 3467 | \$629,000 | 08-Oct-22 |
| 117 ROBINSON-PERCYDALE ROAD PERCYDALE VIC 3478 | \$540,000 | 27-Sep-22 |
| 15 ASTBURY STREET AVOCA VIC 3467 | \$650,000 | 07-Nov-22 |

OR

B* The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within five kilometres of the property for sale in the last 18 months.

This Statement of Information was prepared on: 13 February 2023



28 PASCOE STREET AVOCA VIC 3467

Sold Price

\$629,000

Sold Date

08-Oct-22



3



2



4

Distance

2.6km



117 ROBINSON-PERCYDALE ROAD PERCYDALE VIC 3478

Sold Price

\$540,000

Sold Date

27-Sep-22



3



2



1

Distance

4.42km



15 ASTBURY STREET AVOCA VIC 3467

Sold Price

\$650,000

Sold Date

07-Nov-22



3



2



6

Distance

2.55km

RS = Recent sale

UN = Undisclosed Sale

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