

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 or locality and postcode

8 Mountain View Street, 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

\$275,000

or range between

\$*

&

\$

Median sale price

Median price

\$260,000

Property type

House

Suburb

Avoca

Period - From

09/02/2020

to

08/02/2021

Source

REIV

Comparable property sales

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 Duke Street, Avoca Vic 3467	\$290,000	01/05/2020
26 Vinoca Road, Avoca Vic 3467	\$269,000	14/01/2020
9 High Street, Avoca Vic 3467	\$265,000	23/03/2020

This Statement of Information was prepared on: 09/02/2021