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

21 Blackney Drive 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	\$145,000	or range between	&	
Single Price	\$145,000		&	

Median sale price

(*Delete house or unit as applicable)

Median Price	\$134,500	Prope	erty type		Land	Suburb	Avoca
Period-from	01 Aug 2020	to	31 Jul 2	021	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
71 North Street Avoca VIC 3467	\$170,000	01-Apr-21
13 Astbury Street Avoca VIC 3467	\$110,000	10-Dec-20
3 North Street Avoca VIC 3467	\$150,000	17-Apr-20

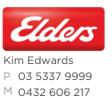
OR

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: 25 August 2021



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Sold Price \$170,000 Sold Date 01-Apr-21 71 North Street Avoca VIC 3467 0.67km Distance 圔 -**-**<u>-</u> Sold Price \$110,000 Sold Date 10-Dec-20 13 Astbury Street Avoca VIC 3467 - 🚔 Distance 1.16km **-**ຸດ 1 \$150,000 Sold Date 17-Apr-20 3 North Street Avoca VIC 3467 Sold Price Distance 1.46km - 🛁 ୍ଦ୍ର -

RS = Recent sale UN = Undisclosed Sale

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