

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

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$134,500

Property type

Land

Suburb

Avoca

Period-from

01 Aug 2020

to

31 Jul 2021

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.

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71 North Street Avoca VIC 3467

Sold Price

\$170,000

Sold Date

01-Apr-21

- -

Distance

0.67km



13 Astbury Street Avoca VIC 3467

Sold Price

\$110,000

Sold Date

10-Dec-20

- - 1

Distance

1.16km



3 North Street Avoca VIC 3467

Sold Price

\$150,000

Sold Date

17-Apr-20

- -

Distance

1.46km

RS = Recent sale

UN = Undisclosed Sale

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