

# 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 9 Faraday Street, Avoca Vic 3467

### Indicative selling price

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

Single price \$320,000

or range between \$\*

&

\$

### Median sale price

Median price \$184,000

Property type House

Suburb Avoca

Period - From 01/01/2019

to

31/12/2019

Source Corelogic

### 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
4 Templeton Street, Avoca 3467	\$320,000	11/11/2019
7158 Pyrenees Hwy, Avoca 3467	\$300,000	15/01/2019
6 Rutherford Street, Avoca 3467	\$290,000	26/02/2019

This Statement of Information was prepared on: 24/01/2020