

## Statement of Information

Sections 47AF of the Estate Agents Act 1980

198 High St,  
AVOCA 3467

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

**Range \$175,000 - \$190,000**

### Median sale price

Median **House** for **AVOCA** for period **Sep 2017 - Oct 2018**

Sourced from **Core Logic**.

**\$197,000**

### Comparable property sales

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 the most comparable to the property for sale.

**19 Astbury St,**  
Avoca 3467

**Price \$135,000** Sold 08  
September 2017

**22 Davey St,**  
Avoca 3467

**Price \$150,000** Sold 03 April  
2018

**35 Boyce St,**  
Avoca 3467

**Price \$145,000** Sold 22  
October 2018

### Additional Information

Indicative selling price, median house price for the suburb and comparable sales information has been provided by the agent in compliance with Estate Agents Act 1980. This information was sourced from Core Logic.

House

2 beds

1 baths

1 parking

**Elders Real Estate Ballarat & Avoca**

Cnr Carngham Rd & Learmonth St,  
Ballarat VIC 3350

### Contact agents



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