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

28 CAMBRIDGE 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			or rang betwee	·	\$365,000	&	\$385,000					
Median sale price (*Delete house or unit as applicable)												
Median Price	\$375,000	Prop	operty type Ho		House	Suburb	Avoca					
Period-from	01 Feb 2024	to	31 Jan 2	025	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	
15 TEMPLETON STREET AVOCA VIC 3467	\$350,000	11-Oct-23	
17 HIGH STREET AVOCA VIC 3467	\$350,000	16-Jan-25	

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: 21 February 2025



consumer.vic.gov.au



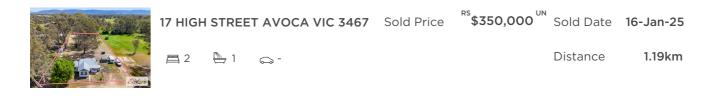
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15 TEMPLETON STREET AVOCA VIC 3467		Sold Price	\$350,000 Sold Date	11-Oct-23		
	昌 2	1	∩ 1		Distance	0.9km



RS = Recent sale UN = Undisclosed Sale

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