

MIRE

**MANSFIELD
REAL ESTATE**



STATEMENT OF INFORMATION

57 ANDERSON STREET, AVENEL, VIC

PREPARED BY MANSFIELD REAL ESTATE, 40A HIGH STREET MANSFIELD

STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980

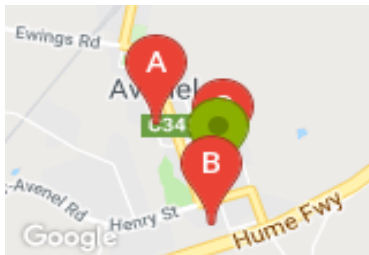
**57 ANDERSON STREET, AVENEL, VIC**

3
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Indicative Selling Price

For the meaning of this price see consumer.vic.au/underquotingPrice Range: **null**

MEDIAN SALE PRICE

**AVENEL, VIC, 3664**

Suburb Median Sale Price (House)

\$340,000

01 July 2017 to 30 June 2018

Provided by: pricefinder

COMPARABLE PROPERTIES

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.

**39 SHELTON ST, AVENEL, VIC 3664**

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Sale Price

***\$315,000**

Sale Date: 25/05/2018

Distance from Property: 613m

**93 LIVINGSTONE ST, AVENEL, VIC 3664**

3
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 2

Sale Price

\$310,000

Sale Date: 11/04/2018

Distance from Property: 275m

**14 SMYTHE ST, AVENEL, VIC 3664**

3
 1
 1

Sale Price

\$319,500

Sale Date: 06/02/2018

Distance from Property: 148m



This report has been compiled on 07/07/2018 by Mansfield Real Estate. Property Data Solutions Pty Ltd 2018 - www.pricefinder.com.au

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Statement of Information

Single residential property located outside the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode

57 ANDERSON STREET, AVENEL, VIC

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Price Range:

null

Median sale price

Median price

\$340,000

House

X

Unit


Suburb

AVENEL

Period

01 July 2017 to 30 June 2018

Source



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 most comparable to the property for sale.

Address of comparable property	Price	Date of sale
39 SHELTON ST, AVENEL, VIC 3664	*\$315,000	25/05/2018
93 LIVINGSTONE ST, AVENEL, VIC 3664	\$310,000	11/04/2018
14 SMYTHE ST, AVENEL, VIC 3664	\$319,500	06/02/2018