

# 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

94 Barnett 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 \$259,000 or range between \$\* & \$

### Median sale price

Median price \$220,000 Property type House Suburb Avoca

Period - From 01/09/2018 to 31/08/2019 Source Core logic

### 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
6 Rutherford Street, Avoca 3467	\$280,000	19/04/2018
310 High Street, Avoca 3467	\$265,000	13/11/2018
44 Boyce Street, Avoca 3467	\$250,000	10/09/2018

**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: 13/09/19