

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

CA 8 Redpath Road 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

\$197,000

 or range between

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 &

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Median sale price

Median price

\$352,500

 Property type

Other

 Suburb

Avoca

Period - From

01-08-2022

 to

31-07-2023

 Source

Corelogic

Comparable property sales

Address of comparable property	Price	Date of sale
Sunraysia Highway Avoca VIC 3467	\$220,000	21-04-2022
195 High Street Avoca VIC 3467	\$200,000	15-07-2022

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:

05-12-2023
