

# 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

16 Ararat Road 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 \$\* or range between \$499,000 & \$520,000

### Median sale price

Median price

\$285,000

Property type

House

Suburb

Avoca

Period - From

01/10/2020

to

30/09/2021

Source

Corelogic

### Comparable property sales (\*Delete A or B below as applicable)

Address of comparable property	Price	Date of sale
12 Abattoir Lane Avoca VIC 3467	\$500,000	26/06/2021
230 Susans Lane Percydale VIC 3478	\$465,000	06/10/2021

**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: 21/10/2021