

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 High 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

\$529,000

or range between

&

Median sale price

Median price

\$390,000

Property type

House

Suburb

Avoca

Period - From

01-03-2022

to

28-02-2023

Source

Corelogic

Comparable property sales

| Address of comparable property | Price | Date of sale |
|--------------------------------|-----------|--------------|
| 16 Ararat Road Avoca VIC 3467 | \$520,000 | 01-12-2021 |
| | | |
| | | |

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:

03-03-2023