

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 or
locality and postcode

114 Rutherford Street, Avoca Vic 3467

Indicative selling price

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

Single price \$145,000

or range between \$*

&

\$

Median sale price

Median price \$231,750

*House

X

*Unit

Suburb
or locality Avoca

Period - From 01/08/2018

to 31/07/2019

Source CoreLogic

Comparable property sales

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
22 Davy Street, Avoca Vic 3467	\$150,000	23/01/18
13 Ararat Road, Avoca Vic 3467	\$155,000	09/07/19
260 High Street, Avoca Vic 3467	\$160,000	09/08/19