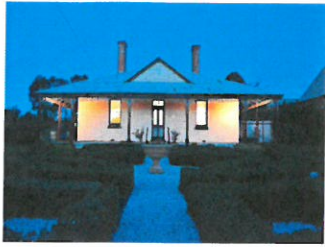


## STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



**106 RUTHERFORD STREET, AVOCA, VIC**

4 2 3

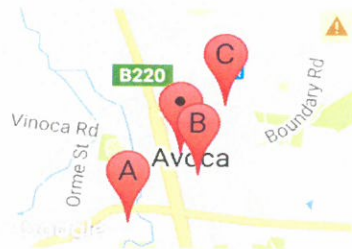
### Indicative Selling Price

For the meaning of this price see [consumer.vic.au/underquoting](http://consumer.vic.au/underquoting)

Price Range: **\$470,000 to \$515,000**

Provided by: Anne Williams, Geoff Sewell Real Estate

## MEDIAN SALE PRICE



**AVOCA, VIC, 3467**

Suburb Median Sale Price (House)

**\$210,000**

01 January 2017 to 31 December 2017

Provided by: pricefinder

## COMPARABLE PROPERTIES

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.



**10 FARADAY ST, AVOCA, VIC 3467**

3 2 2

Sale Price

**\$370,000**

Sale Date: 30/11/2017

Distance from Property: 633m



**88 BARNETT ST, AVOCA, VIC 3467**

3 - -

Sale Price

**\$175,000**

Sale Date: 02/10/2017

Distance from Property: 201m



**46 NORTH ST, AVOCA, VIC 3467**

3 1 1

Sale Price

**\$187,500**

Sale Date: 03/08/2017

Distance from Property: 473m



This report has been compiled on 01/02/2018 by Geoff Sewell Real Estate. Property Data Solutions Pty Ltd 2018 - [www.pricefinder.com.au](http://www.pricefinder.com.au)

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## 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 and  
postcode

106 RUTHERFORD 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)

Price Range: \$470,000 to \$515,000

#### Median sale price

Median price

\$210,000

House

☒

Unit

☐

Suburb

AVOCA

Period

01 January 2017 to 31 December 2017

Source

 pricefinder

#### Comparable property sales

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
10 FARADAY ST, AVOCA, VIC 3467	\$370,000	30/11/2017
88 BARNETT ST, AVOCA, VIC 3467	\$175,000	02/10/2017
46 NORTH ST, AVOCA, VIC 3467	\$187,500	03/08/2017