

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

13 Faraday Street, Avoca 3467

Indicative selling price

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

Single price \$189,000

or range between \$*

&

\$*

Median sale price

Median price \$230,000

*House

X

*Unit

Suburb
or locality Avoca

Period - From 01/03/2018

to 28/02/2019

Source REIV

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
94 Barnett Street, Avoca 3467	\$190,000	29/03/2018
2 Napier Street, Avoca 3467	\$175,000	03/10/2017
97 High Street, Avoca 3467	\$207,000	09/07/2018