

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

22 Duke 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 or range between &

Median sale price

Median price Property type Suburb

Period - From to Source

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
7 York Avenue Avoca VIC 3467	\$360,000	27-07-2022
12 Faraday Street Avoca VIC 3467	\$350,000	13-01-2023
260 High Street Avoca VIC 3467	\$355,000	02-08-2022

This Statement of Information was prepared on: