

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 and
postcode

4 HOMEBUSH ROAD 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

\$340,000

&

\$360,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$355,000

Property type

House

Suburb

Avoca

Period-from

01 Jun 2022

to

31 May 2023

Source

Corelogic

Comparable property sales (*Delete A or B below as applicable)

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 DUKE STREET AVOCA VIC 3467	\$335,000	27-Apr-23
163 HIGH STREET AVOCA VIC 3467	\$340,000	17-May-23
69 HIGH STREET AVOCA VIC 3467	\$350,000	26-May-23

OR

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: 07 June 2023


22 DUKE STREET AVOCA VIC 3467 Sold Price

^{RS}
\$335,000

Sold Date

27-Apr-23


3

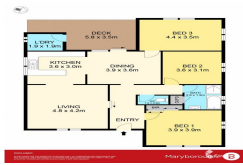


1



2

Distance

0.5km

163 HIGH STREET AVOCA VIC 3467 Sold Price

^{RS}
\$340,000

Sold Date

17-May-23


3



1



-

Distance

0.59km

69 HIGH STREET AVOCA VIC 3467 Sold Price

^{RS}
\$350,000

Sold Date

26-May-23


3



1



2

Distance

1.44km
RS = Recent sale

UN = Undisclosed Sale

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