

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

7 York Avenue, 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 \$349,000 & \$359,000

Median sale price

Median price

\$360,000

Property type

House

Suburb

Avoca

Period - From

01/07/2021

to

30/06/2022

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
24 North Street, Avoca Vic 3467	\$375,000	11/02/2022
221 High Street, Avoca Vic 3467	\$337,000	23/05/2022
2 Napier Street, Avoca Vic 3467	\$360,000	15/07/2021

This Statement of Information was prepared on: 18/07/2021