

## Statement of Information

Section 47AF of the Estate Agents Act 1980

Property offered for sale  
**58 Boyce Street,  
AVOCA 3467**

### Indicative selling price

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

**Single price \$120,000**

### Median sale price

Median **House** for **AVOCA** for period **Apr 2018 - Apr 2019**

Sourced from **Corelogic**.

**\$225,000**

### 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 the most comparable to the property for sale.

**34 Boyce St,**  
Avoca 3467

**Price \$100,000** Sold 29  
April 2019

**35 Boyce Street,**  
Avoca 3467

**Price \$145,000** Sold 22  
October 2018

**72 Boyce St,**  
Avoca 3467

**Price \$220,000** Sold 10  
October 2018

This Statement of Information was prepared on 16th Sep 2019

### Additional Information

Indicative selling price, median house price for the suburb and comparable sales information has been provided by the agent in compliance with Estate Agents Act 1980. This information was sourced from Corelogic.

House

  
2 beds

  
1 baths

  
1 parking

### Elders Real Estate Ballarat & Avoca

Cnr Carngham Rd & Learmonth St,  
Ballarat VIC 3350

### Contact agents



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