

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

40 High 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 \$315,000

or range between \$*

&

\$

Median sale price

Median price \$184,000

Property type House

Suburb Avoca

Period - From 01/01/19

to

31/12/19

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 |
|-----------------------------------|-----------|--------------|
| 29 Faraday Street, Avoca Vic 3467 | \$320,000 | 13/02/20 |
| 28 Duke Street, Avoca Vic 3467 | \$290,000 | 01/05/20 |
| 42 York Avenue, Avoca Vic 3476 | \$340,000 | 17/11/19 |

This Statement of Information was prepared on: 22/05/20