

## 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

73 Avon Road, Avonsleigh Vic 3782

#### Indicative selling price

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

Range between \$1,430,000

&

\$1,570,000

#### Median sale price

Median price \$635,000

House

X

Unit

Suburb or locality Avonsleigh

Period - From 01/04/2018

to

31/03/2019

Source REIV

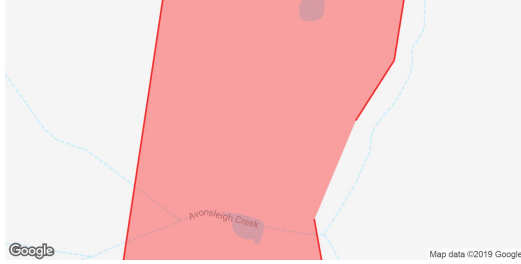
#### Comparable property sales (\*Delete A or B below as applicable)

**A\*** These are the three properties sold within five kilometres of the property for sale in the last eighteen 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
1	40 Rainy Hill Rd COCKATOO 3781	\$1,590,000	30/11/2017
2	11 Paternoster Rd EMERALD 3782	\$1,450,000	19/12/2018
3	5 Cherry Rd MACCLESFIELD 3782	\$1,435,000	02/05/2018

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 eighteen months.



**Rooms:**  
**Property Type:**  
 Agent Comments

**Indicative Selling Price**  
 \$1,430,000 - \$1,570,000  
**Median House Price**  
 Year ending March 2019: \$635,000

## Comparable Properties



**40 Rainy Hill Rd COCKATOO 3781 (REI/VG)**

Agent Comments



**Price:** \$1,590,000  
**Method:** Private Sale  
**Date:** 30/11/2017  
**Rooms:** -  
**Property Type:** Misc Improvements Rural (no dwelling)  
**Land Size:** 137598 sqm approx



**11 Paternoster Rd EMERALD 3782 (REI)**

Agent Comments



**Price:** \$1,450,000  
**Method:** Private Sale  
**Date:** 19/12/2018  
**Rooms:** 7  
**Property Type:** House  
**Land Size:** 165927 sqm approx



**5 Cherry Rd MACCLESFIELD 3782 (REI/VG)**

Agent Comments



**Price:** \$1,435,000  
**Method:** Private Sale  
**Date:** 02/05/2018  
**Rooms:** 7  
**Property Type:** House  
**Land Size:** 89034 sqm approx