

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 andpostcode

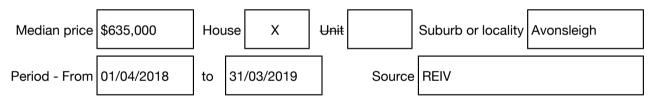
73 Avon Road, Avonsleigh Vic 3782

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

 Range between
 \$1,430,000
 &
 \$1,570,000

Median sale price



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.

Account - Barry Plant | P: 03 5968 4522

propertydata

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The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.







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)



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

Agent Comments

Agent Comments



11 Paternoster Rd EMERALD 3782 (REI)

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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



1.435.000

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

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