

Statement of Information

Single residential property located outside the Melbourne metropolitan area

Sections 47AF of the *Estate Agents Act 1980*

Property offered for sale

Address
Including suburb or
locality and postcode

32 Birdport Street, Avoca 3467

Indicative selling price

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

Single price \$349,000

or range between \$*

&

\$

Median sale price

Median price \$277,500

*House

X

*Unit

Suburb
or locality Avoca

Period - From 01/01/2018

to 31/12/2018

Source REIV

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
10 Faraday Street, Avoca 3467	\$370,000	07/12/2017
40 Vinoca Road, Avoca 3467	\$365,000	06/04/2018
94 High Street, Avoca 3467	\$345,000	01/08/2018