## Statement of Information

## Single residential property located outside the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

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 18 n estate agent or agent's representative considers to be most comparable to the property for sale  Address of comparable property  Price  Da								е	perty offered for sal	
For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as a Single Price \$399,000 or range between &   Median sale price (*Delete house or unit as applicable)  Median Price \$355,000 Property type House Suburb Period-from 01 May 2022 to 30 Apr 2023 Source 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 18 nestate agent or agent's representative considers to be most comparable to the property for sale Address of comparable property Price Date    Address of comparable property Price Date    Period-from 01 May 2022 To 30 Apr 2023 Source Comparable to the property for sale in the last 18 nestate agent or agent's representative considers to be most comparable to the property for sale	229-233 HIGH STREET AVOCA VIC 3467								Including suburb and	
Single Price \$399,000 or range between &  Median sale price  (*Delete house or unit as applicable)  Median Price \$355,000 Property type House Suburb  Period-from 01 May 2022 to 30 Apr 2023 Source 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 18 ne estate agent or agent's representative considers to be most comparable to the property for sale  Address of comparable property Price Da									cative selling price	
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estate agent or agent's representative considers to be most comparable to the property for sale  Address of comparable property  Price  Da				•				•		
264 HIGH STREET AVOCA VIC 3467 \$455,000 1	Date of sale	D	Price					operty	dress of comparable pr	
	19-Apr-23	\$455,000 19-Apr-23		/OCA VIC 3467				264 HIGH STREET AV		

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 18 months.

This Statement of Information was prepared on: 15 May 2023



В\*



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264 HIGH STREET AVOCA VIC

Sold Price

\*\*\$455,000 Sold Date 19-Apr-23

Distance

0.18km

3467

**4** 

**RS** = Recent sale UN = Undisclosed Sale

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