

# 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

5 Margaret 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 \$590,000

&

\$649,000

### Median sale price

Median price \$624,000

Property Type House

Suburb Avonsleigh

Period - From 01/07/2019

to 30/06/2020

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 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
1	26 Symons Rd AVONSLEIGH 3782	\$624,000	26/05/2020
2	9 Wright Rd AVONSLEIGH 3782	\$615,000	27/05/2020
3	29 Wright Rd AVONSLEIGH 3782	\$611,000	18/02/2020

**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 18 months.~~

This Statement of Information was prepared on:

28/07/2020 13:06



**Property Type:** House (Previously Occupied - Detached)  
**Land Size:** 1436 sqm approx  
Agent Comments

**Indicative Selling Price**  
\$590,000 - \$649,000  
**Median House Price**  
Year ending June 2020: \$624,000

## Comparable Properties



26 Symons Rd AVONSLEIGH 3782 (REI)

Agent Comments



**Price:** \$624,000  
**Method:** Private Sale  
**Date:** 26/05/2020  
**Property Type:** House  
**Land Size:** 2200 sqm approx



9 Wright Rd AVONSLEIGH 3782 (REI/VG)

Agent Comments



**Price:** \$615,000  
**Method:** Private Sale  
**Date:** 27/05/2020  
**Rooms:** 6  
**Property Type:** House (Res)  
**Land Size:** 1025 sqm approx



29 Wright Rd AVONSLEIGH 3782 (REI/VG)

Agent Comments



**Price:** \$611,000  
**Method:** Private Sale  
**Date:** 18/02/2020  
**Rooms:** 5  
**Property Type:** House  
**Land Size:** 1034 sqm approx