

STATEMENT OF INFORMATION

91 LIVINGSTONE STREET, AVENEL, VIC 3664

PREPARED BY MANSFIELD REAL ESTATE, 40A HIGH STREET MANSFIELD

## STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980

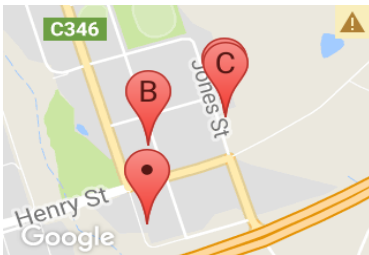
**91 LIVINGSTONE STREET, AVENEL, VIC**

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## Indicative Selling Price

For the meaning of this price see [consumer.vic.au/underquoting](http://consumer.vic.au/underquoting)Single Price: **\$170,000**

## MEDIAN SALE PRICE

**AVENEL, VIC, 3664**

Suburb Median Sale Price (House)

**\$270,750**

01 October 2016 to 30 September 2017

Provided by: pricefinder

## COMPARABLE PROPERTIES

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.

**25 JONES ST, AVENEL, VIC 3664**

3
 2
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## Sale Price

**\*\$332,500**

Sale Date: 24/07/2017

Distance from Property: 479m

**64 ANDERSON ST, AVENEL, VIC 3664**

3
 1
 1

## Sale Price

**\$240,000**

Sale Date: 27/04/2017

Distance from Property: 285m

**27 JONES ST, AVENEL, VIC 3664**

3
 2
 4

## Sale Price

**\$338,000**

Sale Date: 12/04/2017

Distance from Property: 468m



This report has been compiled on 11/10/2017 by Mansfield Real Estate. Property Data Solutions Pty Ltd 2017 - [www.pricefinder.com.au](http://www.pricefinder.com.au)

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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 and  
postcode

91 LIVINGSTONE STREET, AVENEL, VIC 3664

Indicative selling price

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

Single Price:

\$170,000

Median sale price

Median price

\$270,750

House

X

Unit


Suburb

AVENEL

Period

01 October 2016 to 30 September 2017

Source



Comparable property sales

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
25 JONES ST, AVENEL, VIC 3664	*\$332,500	24/07/2017
64 ANDERSON ST, AVENEL, VIC 3664	\$240,000	27/04/2017
27 JONES ST, AVENEL, VIC 3664	\$338,000	12/04/2017