

# STATEMENT OF INFORMATION

133 HIGH STREET, AVOCA, VIC 3467

PREPARED BY JACINTA CLIFFORD, PROFESSIONALS MARYBOROUGH



## STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



**133 HIGH STREET, AVOCA, VIC 3467**

 4  1  1

### Indicative Selling Price

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

Single Price: **\$229,000**

Provided by: Jacinta Clifford, Professionals Maryborough

## MEDIAN SALE PRICE



**AVOCA, VIC, 3467**

Suburb Median Sale Price (House)

**\$210,000**

01 January 2017 to 31 December 2017

Provided by: 

## 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.



**264 HIGH ST, AVOCA, VIC 3467**

 4  2  4

Sale Price

**\$249,000**

Sale Date: 26/06/2017

Distance from Property: 1.2km



**63 CHARLES ST, AVOCA, VIC 3467**

 3  2  2

Sale Price

**\*\$230,000**

Sale Date: 21/12/2017

Distance from Property: 721m



**70 PASCOE ST, AVOCA, VIC 3467**

 3  1  2

Sale Price

**\*\$229,000**

Sale Date: 14/12/2017

Distance from Property: 587m



This report has been compiled on 21/02/2018 by Professionals Maryborough. Property Data Solutions Pty Ltd 2018 - [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

133 HIGH STREET, AVOCA, VIC 3467

Indicative selling price

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

Single Price:

\$229,000

Median sale price

Median price

\$210,000

House

X

Unit


Suburb

AVOCA

Period

01 January 2017 to 31 December 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
264 HIGH ST, AVOCA, VIC 3467	\$249,000	26/06/2017
63 CHARLES ST, AVOCA, VIC 3467	*\$230,000	21/12/2017
70 PASCOE ST, AVOCA, VIC 3467	*\$229,000	14/12/2017