

STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980

21 BAYLEY DRIVE, AVENEL, VIC 3664 📇 4 🗁 2 😓 4 **Indicative Selling Price** For the meaning of this price see consumer.vic.au/underquoting Single Price: \$1,100,000

MEDIAN SALE PRICE



\$575,000

01 October 2023 to 30 September 2024

Suburb Median Sale Price (House)

Provided by: pricefinder

COMPARABLE PROPERTIES

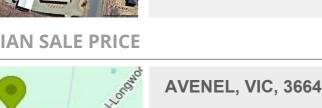
The estate agent or agents representative reasonably believes that fewer than three comparable properties were sold within five kilometres of the property for sale in the last 18 months.

> 18 BANK ST, AVENEL, VIC 3664 四 4 🗁 3 🗁 2 **Sale Price** \$1,150,000 Sale Date: 26/11/2023 Distance from Property: 748m 21-23 SCARLETT ST, AVENEL, VIC 3664 二 5 🗁 2 Æ 2 **Sale Price** \$980,000 Sale Date: 07/11/2022 Distance from Property: 1.4km

This report has been compiled on 18/11/2024 by PUPPA & GAEHL REAL ESTATE PTY LTD. Property Data Solutions Pty Ltd 2024 - www.pricefinder.com.au

© The State of Victoria owns the copyright in the property sales data and reproduction of that data in any way without the consent of the State of Victoria will constitute a breach of the Copyright Act 1968 (Cth). The State of Victoria does not warrant the accuracy or completeness of the licensed material and any person using or relying upon such information does so on the basis that the State of Victoria accepts no responsibility or liability whatsoever for any errors, faults, defects or omissions in the information supplied.





Statement of Information Single residential property located outside the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Instructions: The instructions in this box do not form part of this Statement of Information and are not required to be included in the completed Statement of Information for the property being offered for sale.

The Director of Consumer Affairs Victoria has approved this form of the Statement of Information for section 47AF of the *Estate Agents Act 1980.*

The estate agent or agent's representative engaged to sell the property is required to prepare this Statement of Information. It must be used when a single residential property located outside the Melbourne metropolitan area is being offered for sale. The Determination setting out the local government areas that comprise the Melbourne metropolitan area is published on the Consumer Affairs Victoria website at consumer.vic.gov.au/underquoting. The indicative selling price in this Statement of Information may be expressed as a single price, or as a price range with the difference between the upper and lower amounts not more than 10% of the lower amount.

This Statement of Information must be provided to a prospective buyer within two business days of a request and displayed at any open for inspection for the property for sale.

It is recommended that the address of the property being offered for sale be checked at

services.land.vic.gov.au/landchannel/content/addressSearch before being entered in this Statement of Information.

Property offered for sale

Address Including suburb and postcode

21 BAYLEY DRIVE, AVENEL, VIC 3664

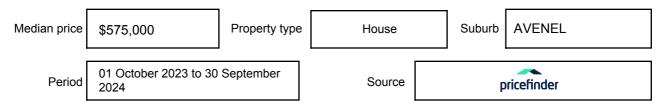
Indicative selling price

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

Single Price:

\$1,100,000

Median sale price



Comparable property sales

The estate agent or agents representative reasonably believes that fewer than three comparable properties were sold within five kilometres of the property for sale in the last 18 months.

Address of comparable property	Price	Date of sale
18 BANK ST, AVENEL, VIC 3664	\$1,150,000	26/11/2023
21-23 SCARLETT ST, AVENEL, VIC 3664	\$980,000	07/11/2022

This Statement of Information was prepared on:

18/11/2024

