

Statement of Information

Single residential property located outside the Melbourne metropolitan area

Sections 47AF of the *Estate Agents Act 1980*

Property offered for sale

32 Rutherford Street, Avoca

Indicative selling price

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

Single Price \$55,000

Median sale price

Median Price \$40,000 | Land | Avoca

Period – From 01/11/16 to 30/04/18 Source – RPdata

Comparable property sales

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.