

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 and
postcode

174 Day Avenue Omeo VIC 3898

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

\$350,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$270,000

Property type

Commercial

Suburb

Omeo

Period-from

01 Sep 2020

to

31 Aug 2021

Source

Corelogic

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

166 Day Avenue Omeo VIC 3898	\$105,000	19-Apr-20
150 Day Avenue Omeo VIC 3898	\$550,000	07-Oct-20
131 Day Avenue Omeo VIC 3898	\$450,000	22-Oct-20

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 September 2021


166 Day Avenue Omeo VIC 3898

Sold Price

\$105,000

Sold Date

19-Apr-20
 3

 1

 -

Distance

0.06km

150 Day Avenue Omeo VIC 3898

Sold Price

\$550,000

Sold Date

07-Oct-20
 -

 -

 -

Distance

0.21km

131 Day Avenue Omeo VIC 3898

Sold Price

\$450,000

Sold Date

22-Oct-20
 2

 1

 1

Distance

0.4km
RS = Recent sale

UN = Undisclosed Sale

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