

STATEMENT OF INFORMATION

63 LIVINGSTONE STREET, AVENEL, VIC 3664

PREPARED BY PUPPA & GAEHL REAL ESTATE PTY LTD



STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



63 LIVINGSTONE STREET, AVENEL, VIC

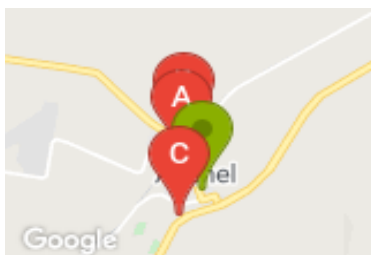
 3  2  4

Indicative Selling Price

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

Single Price: **\$565,000**

MEDIAN SALE PRICE



AVENEL, VIC, 3664

Suburb Median Sale Price (House)

\$450,000

01 October 2020 to 30 September 2021

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.



20 QUEEN ST, AVENEL, VIC 3664

 3  1  4

Sale Price

\$500,000

Sale Date: 20/01/2021

Distance from Property: 1.1km



2 BANK ST, AVENEL, VIC 3664

 3  2  2

Sale Price

\$550,000

Sale Date: 14/01/2021

Distance from Property: 1.5km



1 MUTTON ST, AVENEL, VIC 3664

 3  2  4

Sale Price

\$533,000

Sale Date: 16/07/2021

Distance from Property: 921m



This report has been compiled on 12/11/2021 by PUPPA & GAEHL REAL ESTATE PTY LTD. Property Data Solutions Pty Ltd 2021 - www.pricefinder.com.au

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Statement of Information

Single residential property located outside the Melbourne metropolitan area

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

Property offered for sale

Address
Including suburb and
postcode

63 LIVINGSTONE STREET, AVENEL, VIC 3664

Indicative selling price

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

Single Price:

\$565,000

Median sale price

Median price

\$450,000

Property type

House

Suburb

AVENEL

Period

01 October 2020 to 30 September 2021

Source

pricfinder

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

20 QUEEN ST, AVENEL, VIC 3664	\$500,000	20/01/2021
2 BANK ST, AVENEL, VIC 3664	\$550,000	14/01/2021
1 MUTTON ST, AVENEL, VIC 3664	\$533,000	16/07/2021

This Statement of Information was prepared on:

12/11/2021