

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

QUEEN STREET AVENEL VIC 3664 Number 11

Indicative selling price

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

Single Price

\$220,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$567,500

Property type

Other

Suburb

Avenel

Period-from

01 Dec 2023

to

30 Nov 2024

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

18 BELMONT STREET AVENEL VIC 3664	\$220,000	03-Nov-23
AVENEL-LONGWOOD ROAD AVENEL VIC 3664	\$220,000	05-Aug-24

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.

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18 BELMONT STREET AVENEL VIC 3664

Sold Price

\$220,000

Sold Date **03-Nov-23**

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Distance **0.22km**



**AVENEL-LONGWOOD ROAD
AVENEL VIC 3664**

Sold Price

Sold Date **05-Aug-24**

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Distance **4.64km**

RS = Recent sale

UN = Undisclosed Sale

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