

STATEMENT OF INFORMATION

Single residential property located outside the Melbourne metropolitan area

Sections 47AF of the *Estate Agents Act 1980*

Property offered for sale

Address 43 Cambridge Street Avoca Vic 3467

Including suburb or
locality and postcode

Indicative selling price

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

Single price \$*_____ or range between \$895,000 & \$950,000

Median sale price

Median price \$411000 Property Type House Suburb or Locality Avoca Vic

Period - From 22/02/2025 to 16/04/2025 Source RP Data Core Logic

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
1 4 Astbury Street Avoca Vic 3467	\$585,000	16/04/2025
2 64 Dundas Street Avoca Vic 3467	\$480,000	4/04/2025
3 11 High Street Avoca Vic 3467	\$626,000	22/02/2025

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: 18/09/2025