



# STATEMENT OF INFORMATION

93 LIVINGSTONE STREET, AVENEL, VIC 3664

PREPARED BY BONNIE GAEHL, JANELLE PUPPA REAL ESTATE



Janelle Puppa  
**REAL ESTATE**





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## STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



**93 LIVINGSTONE STREET, AVENEL, VIC**

3 1 2

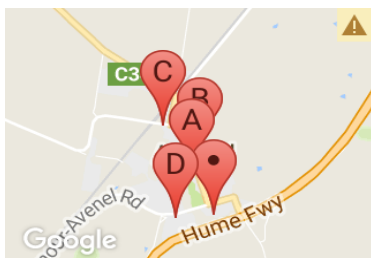
### Indicative Selling Price

For the meaning of this price see [consumer.vic.au/underquoting](http://consumer.vic.au/underquoting)

Single Price: **\$350,000**

Provided by: Bonnie Gaehl, Janelle Puppa Real Estate

## MEDIAN SALE PRICE



**AVENEL, VIC, 3664**

Suburb Median Sale Price (House)

**\$390,000**

01 January 2017 to 31 December 2017

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.



**1 WATSON ST, AVENEL, VIC 3664**

3 2 3

### Sale Price

**\*\*\$360,000**

Sale Date: 31/01/2018

Distance from Property: 667m



**34 ANDERSON ST, AVENEL, VIC 3664**

3 1 3

### Sale Price

**\$322,000**

Sale Date: 13/10/2016

Distance from Property: 924m



**193 EWINGS RD, AVENEL, VIC 3664**

4 2 2

### Sale Price

**\*\$295,000**

Sale Date: 02/10/2017

Distance from Property: 1.5km



This report has been compiled on 07/03/2018 by Janelle Puppa Real Estate. Property Data Solutions Pty Ltd 2018 - [www.pricefinder.com.au](http://www.pricefinder.com.au)

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**6 HENRY ST, AVENEL, VIC 3664**

 **5**  **1**  **6**

Sale Price

**\*\$340,000**

Sale Date: 17/10/2017

Distance from Property: 507m



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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  
Including suburb and  
postcode

93 LIVINGSTONE STREET, AVENEL, VIC 3664

Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Single Price:

\$350,000

Median sale price

Median price

\$390,000

House

X

Unit


Suburb

AVENEL

Period

01 January 2017 to 31 December 2017

Source



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
1 WATSON ST, AVENEL, VIC 3664	**\$360,000	31/01/2018
34 ANDERSON ST, AVENEL, VIC 3664	\$322,000	13/10/2016
193 EWINGS RD, AVENEL, VIC 3664	*\$295,000	02/10/2017
6 HENRY ST, AVENEL, VIC 3664	*\$340,000	17/10/2017