



STATEMENT OF INFORMATION

14 ANDERSON STREET, AVENEL, VIC 3664

PREPARED BY BONNIE GAEHL, JANELLE PUPPA REAL ESTATE



Janelle Puppa
REAL ESTATE



STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



14 ANDERSON STREET, AVENEL, VIC 3664  2  1  -

Indicative Selling Price

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

Single Price: **\$264,500**

Provided by: Bonnie Gaehl, Janelle Puppa Real Estate

MEDIAN SALE PRICE



AVENEL, VIC, 3664

Suburb Median Sale Price (House)

\$345,000

01 January 2017 to 31 December 2017

Provided by: 

COMPARABLE PROPERTIES

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.



1/23 BANK ST, AVENEL, VIC 3664

 2  1  3

Sale Price

****\$315,000**

Sale Date: 25/09/2017

Distance from Property: 906m



2 MURCHISON RD, AVENEL, VIC 3664

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Sale Price

****\$245,000**

Sale Date: 12/12/2017

Distance from Property: 799m



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

14 ANDERSON STREET, AVENEL, VIC 3664

Indicative selling price

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Single Price:

\$264,500

Median sale price

Median price

\$345,000

House

X

Unit

Suburb

AVENEL

Period

01 January 2017 to 31 December 2017

Source



Comparable property sales

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.

Address of comparable property	Price	Date of sale
1/23 BANK ST, AVENEL, VIC 3664	**\$315,000	25/09/2017
2 MURCHISON RD, AVENEL, VIC 3664	**\$245,000	12/12/2017