



STATEMENT OF INFORMATION

5 SCOBIE STREET S, AVENEL, VIC-3664

PREPARED BY JANELLE PUPPA REAL ESTATE, 1/ 5A WALLIS STREET SEYMOUR

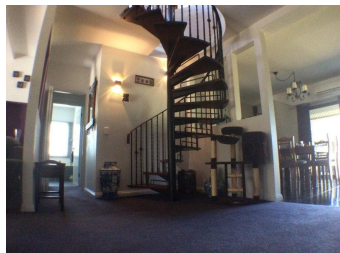


Janelle Puppa
REAL ESTATE



STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



5 SCOBIE STREET S, AVENEL, VIC 3664

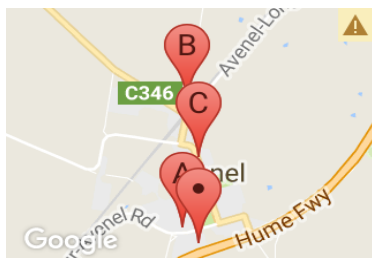
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Indicative Selling Price

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

Single Price: **389,000**

MEDIAN SALE PRICE



AVONVILLE, 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.



7 HUGHES ST, AVONVILLE, VIC 3664

4 2 4

Sale Price

****\$370,000**

Sale Date: 20/11/2017

Distance from Property: 324m



9 MURCHISON RD, AVONVILLE, VIC 3664

4 2 6

Sale Price

\$435,000

Sale Date: 25/10/2017

Distance from Property: 2.1km



13 LIVINGSTONE ST, AVONVILLE, VIC 3664

4 2 3

Sale Price

\$467,500

Sale Date: 25/09/2017

Distance from Property: 1.3km



This report has been compiled on 27/02/2018 by Janelle Puppa Real Estate. Property Data Solutions Pty Ltd 2018 - www.pricefinder.com.au

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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

5 SCOBIE STREET S, AVENEL, VIC 3664

Indicative selling price

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

Single Price:

389,000

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
7 HUGHES ST, AVENEL, VIC 3664	**\$370,000	20/11/2017
9 MURCHISON RD, AVENEL, VIC 3664	\$435,000	25/10/2017
13 LIVINGSTONE ST, AVENEL, VIC 3664	\$467,500	25/09/2017