



STATEMENT OF INFORMATION

11 SHELTON 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



11 SHELTON STREET, AVENEL, VIC 3664



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Indicative Selling Price

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

Single Price:

\$369,000

Provided by: Bonnie Gaehl, Janelle Puppa Real Estate

MEDIAN SALE PRICE



AVENEL, VIC, 3664

Suburb Median Sale Price (House)

\$339,000

01 April 2017 to 31 March 2018

Provided by:  pricefinder

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 WATSON ST, AVENEL, VIC 3664



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Sale Price

\$360,000

Sale Date: 12/01/2018

Distance from Property: 433m



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	11 SHELTON STREET, AVENEL, VIC 3664
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Indicative selling price

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

Single Price:	\$369,000
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Median sale price

Median price	\$339,000	House	☒	Unit	☐	Suburb	AVENEL
Period	01 April 2017 to 31 March 2018		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 WATSON ST, AVENEL, VIC 3664	\$360,000	12/01/2018