



Janelle Puppa
REAL ESTATE

STATEMENT OF INFORMATION

20 LIVINGSTONE 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



20 LIVINGSTONE STREET, AVENEL, VIC

4 1 2

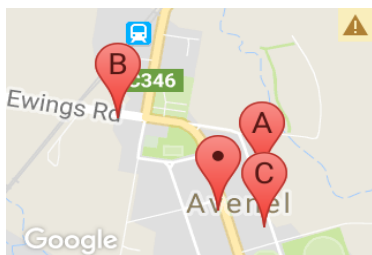
Indicative Selling Price

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

Price Range: \$315,000 to \$315,000

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: pricefinder

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.



15 ANDERSON ST, AVENEL, VIC 3664

4 2 1

Sale Price

***\$293,000**

Sale Date: 02/10/2017

Distance from Property: 192m



193 EWINGS RD, AVENEL, VIC 3664

4 2 2

Sale Price

***\$295,000**

Sale Date: 02/10/2017

Distance from Property: 471m



34 ANDERSON ST, AVENEL, VIC 3664

3 1 3

Sale Price

\$322,000

Sale Date: 13/10/2016

Distance from Property: 163m



This report has been compiled on 27/01/2018 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

20 LIVINGSTONE STREET, AVENEL, VIC 3664

Indicative selling price

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

Price Range:

\$315,000 to \$315,000

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
15 ANDERSON ST, AVENEL, VIC 3664	*\$293,000	02/10/2017
193 EWINGS RD, AVENEL, VIC 3664	*\$295,000	02/10/2017
34 ANDERSON ST, AVENEL, VIC 3664	\$322,000	13/10/2016