



STATEMENT OF INFORMATION

241 EWINGS ROAD, AVENEL, VIC 3664

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



Janelle Puppa
REAL ESTATE



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STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



241 EWINGS ROAD, AVENEL, VIC 3664

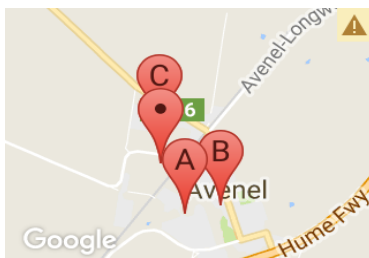
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Indicative Selling Price

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

Single Price: **\$550,000**

MEDIAN SALE PRICE



AVENEL, VIC, 3664

Suburb Median Sale Price (House)

\$345,000

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.



867 AERODROME RD, AVENEL, VIC 3664

3 1 4

Sale Price

***\$550,000**

Sale Date: 10/01/2018

Distance from Property: 806m



47 SHELTON ST, AVENEL, VIC 3664

3 1 3

Sale Price

***\$428,000**

Sale Date: 27/11/2017

Distance from Property: 1km



30 HOVELL ST, AVENEL, VIC 3664

4 1 2

Sale Price

***\$499,000**

Sale Date: 26/03/2018

Distance from Property: 489m



This report has been compiled on 30/03/2018 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

241 EWINGS ROAD, AVENEL, VIC 3664

Indicative selling price

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

Single Price:

\$550,000

Median sale price

Median price

\$345,000

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
867 AERODROME RD, AVENEL, VIC 3664	*\$550,000	10/01/2018
47 SHELTON ST, AVENEL, VIC 3664	*\$428,000	27/11/2017
30 HOVELL ST, AVENEL, VIC 3664	*\$499,000	26/03/2018