



# STATEMENT OF INFORMATION

39 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



**39 SHELTON STREET, AVENEL, VIC 3664**



### Indicative Selling Price

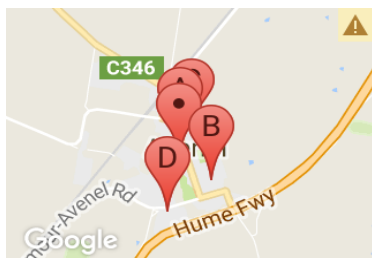
For the meaning of this price see [consumer.vic.au/underquoting](http://consumer.vic.au/underquoting)

Single Price:

**\$315,000**

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

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.



**20 LIVINGSTONE ST, AVENEL, VIC 3664**



Sale Price

**\$320,000**

Sale Date: 06/02/2018

Distance from Property: 238m



**14 SMYTHE ST, AVENEL, VIC 3664**



Sale Price

**\$319,500**

Sale Date: 06/02/2018

Distance from Property: 533m



**15 ANDERSON ST, AVENEL, VIC 3664**



Sale Price

**\$293,000**

Sale Date: 26/08/2017

Distance from Property: 396m



This report has been compiled on 16/05/2018 by Janelle Puppa Real Estate. Property Data Solutions Pty Ltd 2018 - [www.pricefinder.com.au](http://www.pricefinder.com.au)

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**REAL ESTATE**



**6 HENRY ST, AVENEL, VIC 3664**

 **5**  **1**  **6**

Sale Price

**\$340,000**

Sale Date: 18/10/2017

Distance from Property: 782m



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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

39 SHELTON STREET, AVENEL, VIC 3664

Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Single Price:

\$315,000

Median sale price

Median price

\$339,000

House

X

Unit


Suburb

AVENEL

Period

01 April 2017 to 31 March 2018

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
20 LIVINGSTONE ST, AVENEL, VIC 3664	\$320,000	06/02/2018
14 SMYTHE ST, AVENEL, VIC 3664	\$319,500	06/02/2018
15 ANDERSON ST, AVENEL, VIC 3664	\$293,000	26/08/2017
6 HENRY ST, AVENEL, VIC 3664	\$340,000	18/10/2017