STATEMENT OF INFORMATION

44 SCARLETT STREET, AVENEL, VIC 3664

PREPARED BY BONNIE GAEHL, JANELLE PUPPA REAL ESTATE

Janelle Puppa
REAL ESTATE

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STATEMENT OF INFORMATION
Section 47AF of the Estate Agents Act 1980

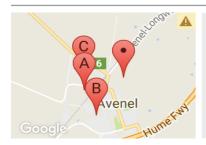## 44 SCARLETT STREET, AVENEL, VIC 3664 🛏 3   🛁 2   🚗 1

Indicative Selling Price

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

Price Range: **$500,000 to $520,000**

Provided by: Bonnie Gaehl, Janelle Puppa Real Estate

MEDIAN SALE PRICE

AVENEL, VIC, 3664

Suburb Median Sale Price (House)

$340,000

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.

241 EWINGS RD, AVENEL, VIC 3664   🛏 3   🛁 1   🚗 5

Sale Price

*$565,000

Sale Date: 17/04/2018

Distance from Property: 1.1km   Ⓐ

867 AERODROME RD, AVENEL, VIC 3664   🛏 3   🛁 1   🚗 4

Sale Price

*$550,000

Sale Date: 10/01/2018

Distance from Property: 1.3km   Ⓑ

30 HOVELL ST, AVENEL, VIC 3664   🛏 4   🛁 1   🚗 2

Sale Price

*$499,000

Sale Date: 26/03/2018

Distance from Property: 1.1km   Ⓒ

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	44 SCARLETT STREET, AVENEL, VIC 3664

Indicative selling price

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

Price Range:	$500,000 to $520,000

Median sale price

Median price	$340,000	House	X	Unit		Suburb	AVENEL

Period	01 April 2017 to 31 March 2018	Source	pricefinder

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
241 EWINGS RD, AVENEL, VIC 3664	*$565,000	17/04/2018
867 AERODROME RD, AVENEL, VIC 3664	*$550,000	10/01/2018
30 HOVELL ST, AVENEL, VIC 3664	*$499,000	26/03/2018