

# 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 or  
locality and postcode

94 Barnett Street, Avoca Vic 3467

### Indicative selling price

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

Single price \$259,000

or range between \$\*

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\$\*

### Median sale price

Median price \$260,000

\*House

\*Unit

Suburb  
or locality Avoca

Period - From 01/04/2018

to 31/03/2019

Source REIV

### Comparable property sales

A\* 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
6 Rutherford Street, Avoca 3467	\$280,000	19/04/2018
310 High Street, Avoca 3467	\$265,000	13/11/2018
44 Boyce Street, Avoca 3467	\$250,000	10/09/2018