

# 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

233 High 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 \$234,900 or range between \$\* & \$\*

### 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 |
|---------------------------------|-----------|--------------|
| 37 Faraday Street, Avoca 3467   | \$233,500 | 21/08/2018   |
| 68 Pascoe Street, Avoca 3467    | \$230,000 | 19/10/2018   |
| 39 Templeton Street, Avoca 3467 | \$220,000 | 07/03/2019   |