

## 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 12 Abattoir Lane Avoca 3467

Including suburb or  
 locality and postcode

#### Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (\*Delete single price or range as applicable)

Single price \$\* \_\_\_\_\_ or range between \$500,000 \_\_\_\_\_ & \$520,000 \_\_\_\_\_

#### Median sale price

Median price \$269000 \_\_\_\_\_ Property Type House 3BR \_\_\_\_\_ Suburb or Locality Avoca \_\_\_\_\_  
 Period - From Updated \_\_\_\_\_ to 29th Sept 2020 \_\_\_\_\_ Source Realestate.com.au \_\_\_\_\_

#### Comparable property sales (\*Delete A or B below as applicable)

~~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
--------------------------------	-------	--------------

1 237 Hugh Street Avoca 5BR 4BTH 1.01HA	\$515000	10th July 2020
2	\$	
3	\$	

OR

B\* The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within five kilometres of the property for sale in the last 18 months.

This Statement of Information was prepared on: 25.10.2020