

Statement of Information

Single residential property located outside the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode

42 ARARAT ROAD AVOCA VIC 3467

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

\$195,000

&

\$214,500

Median sale price

(*Delete house or unit as applicable)

Median Price

\$382,000

Property type

House

Suburb

Avoca

Period-from

01 Sep 2023

to

31 Aug 2024

Source

Corelogic

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

78 RUTHERFORD STREET AVOCA VIC 3467	\$260,000	29-Jan-24
21 HOMEBUSH ROAD AVOCA VIC 3467	\$230,000	18-Apr-24
31 FARADAY STREET AVOCA VIC 3467	\$130,000	09-Jan-24

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: 13 September 2024



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**78 RUTHERFORD STREET AVOCA
VIC 3467**

3 1 -

Sold Price

\$260,000

Sold Date

29-Jan-24

Distance

1.08km



**21 HOMEBUSH ROAD AVOCA VIC
3467**

3 1 1

Sold Price

\$230,000

Sold Date

18-Apr-24

Distance

1.62km



**31 FARADAY STREET AVOCA VIC
3467**

3 1 -

Sold Price

\$130,000

Sold Date

09-Jan-24

Distance

0.69km

RS = Recent sale

UN = Undisclosed Sale

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