

# Statement of Information

25 Avalon Road, Avalon, VIC 3212

Prepared by Peter Lindeman – 0418 525 609



*Elders*

**Real Estate**

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 25 Avalon Road, Avalon, VIC 3212

Including suburb or  
locality and postcode

**Indicative selling price**

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

Price range - \$4,500,000.00 - \$4,950,000.00

**Median sale price – Not available**

Important advice about the median sale price: When this Statement of Information was prepared, publicly available information providing median sale prices of residential property in the suburb or locality in which the property offered for sale is situated, and our sales records (if any), did not provide a median sale price that met the requirements of section 47AF (2)(b) of the Estate Agents Act 1980.

**Comparable property sales**

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: 20/11/2024