

## STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



**19 PINNIGER STREET, AVENEL, VIC 3664**

 3  1  2

### Indicative Selling Price

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

Single Price: **\$570,000**

## MEDIAN SALE PRICE



**AVENEL, VIC, 3664**

Suburb Median Sale Price (House)

**\$555,000**

01 January 2023 to 31 December 2023

Provided by: 

## COMPARABLE PROPERTIES

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.



**5 QUEEN ST, AVENEL, VIC 3664**

 3  1  2

Sale Price

**\*\$499,000**

Sale Date: 13/12/2023

Distance from Property: 611m



**22 JONES ST, AVENEL, VIC 3664**

 3  1  2

Sale Price

**\$575,000**

Sale Date: 09/11/2023

Distance from Property: 830m



**37 SHELTON ST, AVENEL, VIC 3664**

 3  2  2

Sale Price

**\$640,000**

Sale Date: 28/08/2023

Distance from Property: 274m



This report has been compiled on 15/01/2024 by PUPPA & GAEHL REAL ESTATE PTY LTD. Property Data Solutions Pty Ltd 2024 - [www.pricefinder.com.au](http://www.pricefinder.com.au)

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# Statement of Information

## Single residential property located outside the Melbourne metropolitan area

### Sections 47AF of the Estate Agents Act 1980

**Instructions:** The instructions in this box do not form part of this Statement of Information and are not required to be included in the completed Statement of Information for the property being offered for sale.  
The Director of Consumer Affairs Victoria has approved this form of the Statement of Information for section 47AF of the *Estate Agents Act 1980*.  
The estate agent or agent's representative engaged to sell the property is required to prepare this Statement of Information. It must be used when **a single residential property located outside the Melbourne metropolitan area** is being offered for sale. The Determination setting out the local government areas that comprise the Melbourne metropolitan area is published on the Consumer Affairs Victoria website at [consumer.vic.gov.au/underquoting](https://consumer.vic.gov.au/underquoting).  
The indicative selling price in this Statement of Information may be expressed as a single price, or as a price range with the difference between the upper and lower amounts not more than 10% of the lower amount.  
This Statement of Information must be provided to a prospective buyer within two business days of a request and displayed at any open for inspection for the property for sale.

### Property offered for sale

Address  
Including suburb and

### Indicative selling price

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

Single Price:

### Median sale price

Median price  Property type  Suburb   
Period  Source

### Comparable property sales

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
5 QUEEN ST, AVENEL, VIC 3664	*\$499,000	13/12/2023
22 JONES ST, AVENEL, VIC 3664	\$575,000	09/11/2023
37 SHELTON ST, AVENEL, VIC 3664	\$640,000	28/08/2023

This Statement of Information was prepared