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

2 MOUNTAIN VIEW STREET AVOCA VIC 3467

Indicative selling price

Period-from

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

Single Price		or range between	\$445,000	&	\$465,000			
Median sale price (*Delete house or unit as applicable)								
Median Price	\$350,000	Property type	House	Suburb	Avoca			

31 Jan 2024

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

01 Feb 2023

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.

to

Address of comparable property	Price	Date of sale
3 DUKE STREET AVOCA VIC 3467	\$450,000	09-Nov-23
264 HIGH STREET AVOCA VIC 3467	\$455,000	08-Mar-23
42 BOYCE STREET AVOCA VIC 3467	\$410,000	24-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: 21 February 2024

Source

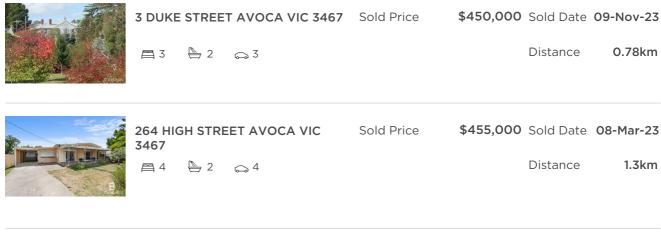


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consumer.vic.gov.au



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42 BOYCE STREET AVOCA VIC 3467	Sold Price	^{RS} \$410,000 Sold Date 24-Jan-24
🖴 3 🍋 1 🞧 3		Distance 0.32km

RS = Recent sale UN = Undisclosed Sale

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