

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

67 HOMEBUSH 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

\$345,000

&

\$355,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$350,000

Property type

Other

Suburb

Avoca

Period-from

01 May 2023

to

30 Apr 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

27 MOUNTAIN VIEW STREET AVOCA VIC 3467	\$350,000	26-Nov-23
62 BOYCE STREET AVOCA VIC 3467	\$345,000	18-Aug-23
12 FARADAY STREET AVOCA VIC 3467	\$350,000	10-Jan-23

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: 22 May 2024

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**27 MOUNTAIN VIEW STREET
AVOCA VIC 3467**

3 1 1

Sold Price

\$350,000

Sold Date **26-Nov-23**

Distance **0.58km**



**62 BOYCE STREET AVOCA VIC
3467**

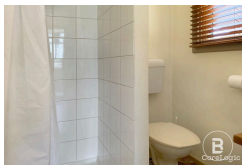
4 2 -

Sold Price

\$345,000

Sold Date **18-Aug-23**

Distance **0.79km**



**12 FARADAY STREET AVOCA VIC
3467**

2 2 5

Sold Price

\$350,000

Sold Date **10-Jan-23**

Distance **1.65km**



**15 TEMPLETON STREET AVOCA
VIC 3467**

2 1 1

Sold Price

Sold Date **11-Oct-23**

Distance **1.8km**



69 HIGH STREET AVOCA VIC 3467

3 1 2

Sold Price

Sold Date **05-May-23**

Distance **1.83km**

RS = Recent sale

UN = Undisclosed Sale

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