

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	71 Avon Road, Avonsleigh Vic 3782
Including suburb or	,
locality andpostcode	

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between	\$1,095,000	&	\$1,200,000

Median sale price

Median price	\$564,050	Hou	se X	Unit		Suburb or locality	Avonsleigh
Period - From	01/04/2017	to	31/03/2018		Source	REIV	

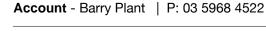
Comparable property sales (*Delete A or B below as applicable)

A* These are the three properties sold within five kilometres of the property for sale in the last eighteen months that the estate agent or agent's representative considers to be most comparable to the property for sale.

Ad	dress of comparable property	Price	Date of sale
1	28 Avon Rd AVONSLEIGH 3782	\$1,185,000	16/03/2017
2	70 Tschampions Rd MACCLESFIELD 3782	\$1,100,000	17/10/2017
3	5 Coopers Rd MACCLESFIELD 3782	\$1,100,000	06/04/2018

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 eighteen months.







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