

STATEMENT OF INFORMATION

Single residential property located outside the Melbourne metropolitan area

Sections 47AF of the *Estate Agents Act 1980*

Property offered for sale

Address 6 Napier Street, Avoca Vic 3467

Including suburb or
locality and postcode

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 \$595,000 & \$635,000

Median sale price

Median price \$405,000 Property Type House Suburb or Locality Avoca Vic

Period - From 25/10/2023 to 16/04/2025 Source RP Data – Core Logic

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
1 11 High Street, Avoca Vic	\$626,000	22/02/2025
2 4 Astbury Street, Avoca Vic	\$585,000	16/04/2025
3 6 Boyce Street, Avoca Vic	\$595,000	25/10/2023

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: 20/05/2025