

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

90 HIGH STREET 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

\$565,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$375,000

Property type

House

Suburb

Avoca

Period-from

01 May 2024

to

30 Apr 2025

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

21 BOYCE STREET AVOCA VIC 3467	\$520,000	04-Apr-24
28 HOMEBUSH ROAD AVOCA VIC 3467	\$600,000	18-Oct-24
66 ASTBURY STREET AVOCA VIC 3467	\$560,000	08-May-25

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.~~

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**21 BOYCE STREET AVOCA VIC
3467**

3 2 2

Sold Price

\$520,000

Sold Date **04-Apr-24**

Distance

0.37km



**28 HOMEBUSH ROAD AVOCA VIC
3467**

3 2 5

Sold Price

\$600,000

Sold Date **18-Oct-24**

Distance

1.49km



**66 ASTBURY STREET AVOCA VIC
3467**

3 2 2

Sold Price

^{RS} **\$560,000** ^{UN}

Sold Date **08-May-25**

Distance

1.59km

RS = Recent sale

UN = Undisclosed Sale

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