

STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



12 PINNIGER STREET, AVENEL, VIC 3664 🕮 - 🕒 - 😂 -







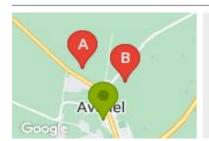
Indicative Selling Price

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

Single Price: \$265,000

Provided by: Emma Hendy , Ray White Nagambie

MEDIAN SALE PRICE



AVENEL, VIC, 3664

Suburb Median Sale Price (Vacant Land)

\$280,000

01 July 2023 to 30 June 2024

Provided by: **pricefinder**

COMPARABLE PROPERTIES

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.



16 BAYLEY DR, AVENEL, VIC 3664







Sale Price

\$305,000

Sale Date: 26/10/2023

Distance from Property: 1.6km





VINEYARD VINEYARD AVE, AVENEL, VIC 3664 🕮 -







Sale Price

\$280,000

Sale Date: 26/10/2023

Distance from Property: 1.2km



Statement of Information

Single residential property located outside the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act

Instructions: The instructions in this box do not form part of this Statement of Information and are not required to be included in the completed Statement of Information for the property being offered for sale.

The Director of Consumer Affairs Victoria has approved this form of the Statement of Information for section 47AF of the Estate Agents Act 1980.

The estate agent or agent's representative engaged to sell the property is required to prepare this Statement of Information. It must be used when a single residential property located outside the Melbourne metropolitan area is being offered for sale. The Determination setting out the local government areas that comprise the Melbourne metropolitan area is published on the Consumer Affairs Victoria website at consumer.vic.gov.au/underquoting. The indicative selling price in this Statement of Information may be expressed as a single price, or as a price range with the difference between the upper and lower amounts not more than 10% of the lower amount.

This Statement of Information must be provided to a prospective buyer within two business days of a request and displayed at any open for inspection for the property for sale.

It is recommended that the address of the property being offered for sale be checked at services.land.vic.gov.au/landchannel/content/addressSearch before being entered in this Statement of Information.

Property offered for sale

Address Including suburb and postcode	12 PINNIGER STREET, AVENEL, VIC 3664
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Indicative selling price

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Single Price:	\$265,000
Single Price:	\$265,000

Median sale price

Median price \$280,000		Property type	Vacant Land	Suburb	AVENEL
Period	01 July 2023 to 30 June 2024		Source	p	ricefinder

Comparable property sales

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.

Address of comparable property	Price	Date of sale	
16 BAYLEY DR, AVENEL, VIC 3664	\$305,000	26/10/2023	
VINEYARD VINEYARD AVE, AVENEL, VIC 3664	\$280,000	26/10/2023	

This Statement of Information was prepared on:

23/08/2024

