# Statement of Information

25 Avalon Road, Avalon, VIC 3212

Prepared by Peter Lindeman – 0418 525 609



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 or locality and postcode: 25 Avalon Road, Avalon, VIC 3212

## Indicative selling price

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

Price range - $3,500,000.00 - $3,850,000.00

## Median sale price – Not available

Important advice about the median sale price: When this Statement of Information was prepared, publicly available information providing median sale prices of residential property in the suburb or locality in which the property offered for sale is situated, and our sales records (if any), did not provide a median sale price that met the requirements of section 47AF (2)(b) of the Estate Agents Act 1980.

## 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.

This Statement of Information was prepared on: 25/06/25