



Statement of Information

Sections 47AF of the Estate Agents Act 1980

348 Poplar Avenue, ORRVALE 3631

House

3 beds

2 baths

2 parking

Indicative selling price

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

Range \$750,000 - \$770,000

Median sale price

Median **House** for **ORRVALE** for period **Oct 2017 - Sep 2018**

Sourced from **Pricefinder**.

\$526,250

Comparable property sales

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 the most comparable to the property for sale.

140 Trevaskis Road,
Kialla 3631

Price **\$750,000** Sold 14
October 2017

830 River Road,
Kialla East 3631

Price **\$748,000** Sold 23 May
2018

175 Coach Road,
Shepparton East 3631

Price **\$1,025,000** Sold 20
October 2017

Additional Information

Indicative selling price, median house price for the suburb and comparable sales information has been provided by the agent in compliance with Estate Agents Act 1980. This information was sourced from Pricefinder.

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