

Statement of Information prepared on:
Sections 47AF of the *Estate Agents Act 1980*

Property offered for sale

Address 14 Melba Parade, Anglesea

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single price \$1,680,000

Median sale price

(house)

Median price \$740000 *House * *Unit Suburb or locality Anglesea

Period - From 1 Jan 2017 to 22nd Jan 2018 Source Realestate.com.au

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
1 201 Melba Parade, Anglesea	\$2,100,000	30 th Aug 2017
2 148 Melba Parade, Anglesea	\$1,700,000	21st Nov 2017
3 37 Second Avenue, Anglesea	\$1,515,000	2 nd August 2017