

# 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 37 Second Avenue Anglesea VIC 3230

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Price range between \$2,250,000 & \$2,450,000

### Median sale price

Median price \$1,367,500 Property type House Suburb Anglesea

Period - From 1/12/2020 to 1/12/2021 Source Realestate.com.au

### 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 most comparable to the property for sale.

Address of comparable property	Price	Date of sale
5 Third Avenue Anglesea	\$2,450,000	11 <sup>th</sup> Nov 2021
42 Harvey Street Anglesea	\$2,410,000	24 <sup>th</sup> Nov 2021
45 Fifth Avenue Anglesea	\$2,145,000	27 <sup>th</sup> Nov 2021

This Statement of Information was prepared on: 09/12/2021