

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 Second Avenue, Anglesea 3230

Indicative selling price

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

Price range between \$1,250,000 & \$1,350,000

Median sale price

Median price \$840,000 Property type House Suburb Anglesea Vic 3230

Period - From 01-10-2018 to 30-09-2019 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
1 46 Fifth Avenue, Anglesea Victoria 3230	\$1,430,000	27 th April 2018
2 11 Sixth Avenue, Anglesea Victoria 3230	\$1,340,000	31 st Oct 2018
3 8 Fifth Avenue, Anglesea Victoria 3230	\$1,420,000	21 st March 2018

This Statement of Information was prepared on: 04th October 2019