

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 1 Manna Gum Close Anglesea VIC 3230

Indicative selling price

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

Single price \$950,000

Median sale price

Median price \$1,102,500

Property type House

Suburb Anglesea

Period - From 1/02/20

to

1/02/21

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
4 Donald Avenue Anglesea	\$900,000	20/10/2020
5 Elizabeth Street Anglesea	\$1,089,000	09/01/2020
33 Elizabeth Street Anglesea	\$1,040,000	21/12/2021

This Statement of Information was prepared on: 18/03/2021