

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

**Property offered for sale**

Address 42 Fraser Avenue, Anglesea Vic 3230

**Indicative selling price**

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

Single price \$750,000

**Median sale price**

(\*Delete house or unit as applicable)

Median price \$795,000 \*House \* \*Unit Suburb or locality Anglesea Vic 3230

Period - From 1/04/2017 to 30/04/2018 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. 5 Hillcrest Road, Anglesea Vic 3230	\$695,000	20 <sup>th</sup> Sept 2017
2. 34 Russell Avenue, Anglesea Vic 3230	\$750,000	30 <sup>th</sup> Jan 2018
3. 2 Gabba Court, Anglesea Vic 3230	\$692,000	2nd May 2018

**OR**

**B\*** The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within five kilometres of the property for sale in the last 18 months.