

Statement of Information prepared on: 29.12.17**Sections 47AF of the *Estate Agents Act 1980*****Property offered for sale**

Address 25 Third Avenue, Anglesea Vic 3230

Indicative selling priceFor the meaning of this price see consumer.vic.gov.au/underquoting

or range between \$2,000,000

\$2,200,000

Median sale price

Median price \$720,000

*House *

Suburb
or locality Anglesea

Period - From 1 Dec 2016 to 1 Dec 2017

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. 102 Melba Parade, Anglesea	\$2,100,000	30/8/17
2. 148 Melba Parade, Anglesea	\$1,700,000	21/11/17
3. 1A Fourth Avenue, Anglesea	\$1,653,000	30/1/17