

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 and
postcode

2 BIRDIE 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

or range
between

\$1,100,000

&

\$1,200,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$1,495,000

Property type

House

Suburb

Anglesea

Period-from

01 Jul 2023

to

30 Jun 2024

Source

Corelogic

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

6 BIRDIE AVENUE ANGLESEA VIC 3230	\$932,000	11-Aug-23
18 FAIRWAY DRIVE ANGLESEA VIC 3230	\$1,250,000	07-Aug-23
5 BIRDIE AVENUE ANGLESEA VIC 3230	\$1,210,000	24-Feb-23

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.~~

This Statement of Information was prepared on: 22 July 2024

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**6 BIRDIE AVENUE ANGLESEA VIC
3230**

Sold Price

\$932,000

Sold Date

11-Aug-23

 3

 1

 -

Distance

0.04km



**18 FAIRWAY DRIVE ANGLESEA VIC
3230**

Sold Price

\$1,250,000

Sold Date

07-Aug-23

 3

 2

 -

Distance

0.12km



**5 BIRDIE AVENUE ANGLESEA VIC
3230**

Sold Price

\$1,210,000

Sold Date

24-Feb-23

 2

 1

 2

Distance

0.06km

RS = Recent sale

UN = Undisclosed Sale

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