

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 MCMAHON AVENUE, ANGLESEA, VIC 3231

Indicative selling price

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

Price range between \$1,950,000 & \$2,100,000

Median sale price

Median price \$1,700,000 Property type HOUSE Suburb ANGLESEA

Period - From OCT 2021 to SEPT 2022 Source REA

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 2A THIRD AVENUE, ANGLESEA, VIC 3231	\$ 2,080,000	08/10/2022
2 31 MCDOUGAL STREET, ANGLESEA, VIC 3231	\$1,865,000	17/09/2020
3 15 INGRAM ROAD, ANGLESEA, VIC 3231	\$1,850,000	15/08/2022

This Statement of Information was prepared on: October 13, 2022