

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

**Property offered for sale**

Address 24A TENTH AVENUE, ANGLESEA VIC 3230

**Indicative selling price**

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

range between \$1,200,000 & \$1,290,000

**Median sale price**

(\*Delete house or unit as applicable)

Median price \$675,500 \*House \* \*Unit  Suburb or locality Anglesea Vic 3230

Period - From 11<sup>th</sup> Sept to 11<sup>th</sup> Sept 2017 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. 30 SEVENTH AVENUE, ANGLESEA	\$1,000,000	January 2017
2. 8 EIGHTH AVENUE, ANGLESEA	\$1,215,000	Sept 2016
3. 36 ELEVENTH AVENUE, ANGLESEA	\$1,675,000	January 2017

**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.