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

23 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	\$997,500	or range between	&	

Median sale price

(*Delete house or unit as applicable)

Median Price	\$1,125,000	Prop	erty type		House	Suburb	Anglesea
Period-from	01 May 2020	to	30 Apr 2	2021	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	
14 Fairway Drive Anglesea VIC 3230	\$1,005,000	21-Jan-21	
98 Fraser Avenue Anglesea VIC 3230	\$999,999	22-Dec-20	
19 Camp Road Anglesea VIC 3230	\$975,000	04-Mar-21	

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: 21 May 2021



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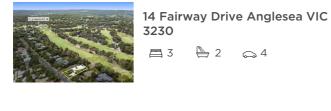
Darcy Bennett P 52612101 M 0437989052

E darcyb@hayden.com.au

\$1,005,000 Sold Date 21-Jan-21

Distance

1.06km



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3230		Distance 0.25km
98 Fraser Avenue Anglesea VIC 3230	Sold Price	\$999,999 Sold Date 22-Dec-20

Sold Price



19 Camp Road Anglesea VIC 3230			Sold Price	^{RS} \$975,000	Sold Date	04-Mar-21
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RS = Recent sale UN = Undisclosed Sale

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