

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

Property type

House

Suburb

Anglesea

Period-from

01 May 2020

to

30 Apr 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.

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14 Fairway Drive Anglesea VIC 3230

3 2 4

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

Distance **0.25km**



98 Fraser Avenue Anglesea VIC 3230

3 2 4

Sold Price **\$999,999** Sold Date **22-Dec-20**

Distance **1.06km**



19 Camp Road Anglesea VIC 3230

3 2 2

Sold Price ^{RS} **\$975,000** Sold Date **04-Mar-21**

Distance **1.94km**

RS = Recent sale **UN** = Undisclosed Sale

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