

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

Property offered for sale

Address 1 Twelfth 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 \$1,450,000

Median sale price

(*Delete house or unit as applicable)

Median price \$745,000 *House * *Unit Suburb or locality Anglesea Vic 3230

Period - From 1/04/2017 to 9/04/2018 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. 148 Melba Parade, Anglesea Vic 3230	\$1,680,000	6 th Nov 2017
2. 56 Eighth Avenue Anglesea Vic 3230	\$1,395,000	15 th June 2017
3. 24A Tenth Avenue, Anglesea Vic 3230	\$1,250,000	10 th Oct 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.