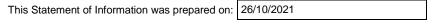
Statement of Information

Single residential property located outside the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale				
Address 92 Melba Parade Anglesea VIC 3230				
l				
Indicative selling price				
For the meaning of this price see consumer.vic.gov.au/underquoting				
Single Price \$4,400,000				
Median sale price				
Median price \$1,280,0	Property type House	Suburb Anglesea		
Period - From 1/09/202	Period - From 1/09/2020 to 1/09/2021 Source Realestate.com.au			
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	e property	Price	Date of sale	
24B Melba Parade Angle	esea	\$5,000,000	26 Apr 2021	
48A Melba Parade Angle	esea	Price Not Disclosed	19 May 2021	



\$4,000,000



9 Oct 2021

158 Melba Parade Anglesea