

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

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Single Price

Median sale price

Median price Property type Suburb
Period - From to Source

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 property	Price	Date of sale
24B Melba Parade Anglesea	\$5,000,000	26 Apr 2021
48A Melba Parade Anglesea	Price Not Disclosed	19 May 2021
158 Melba Parade Anglesea	\$4,000,000	9 Oct 2021

This Statement of Information was prepared on: