

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

Property offered for sale

Address 5 First 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 \$2,100,000

Median sale price

(*Delete house or unit as applicable)

Median price \$800,000 *House * *Unit Suburb or locality Anglesea Vic 3230

Period - From 1/03/2017 to 19/03/2018 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. 25 Third Avenue, Anglesea Vic 3230	\$1,900,000	31 st Jan 2018
2. 14 Melba Parade, Anglesea Vic 3230	\$1,500,000	2 nd Feb 2018
3. 102 Melba Parade, Anglesea Vic 3230	\$2,100,000	30 th August 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.