

## 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 4 Tonge Street Anglesea VIC 3230

### Indicative selling price

Price range between \$1,150,000 & \$1,190,000

### Median sale price

Median price \$1,102,000 Property type House Suburb Anglesea

Period - From 1/02/2020 to 4/02/2021 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 property	Price	Date of sale
42a Parker Street Anglesea	\$1,325,000	24/02/21
47a Harvey Street Anglesea	\$1,480,000	27/11/20
37 Murray Street Anglesea	\$1,620,000	24/12/20

This Statement of Information was prepared on: 31/03/21