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 Including suburb and postcode

29 Second 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	\$1,100,000	or range between	&	

Median sale price

(*Delete house or unit as applicable)

Median Price	rice \$889,250		Property type		House		Anglesea
Period-from	01 Feb 2019	to	31 Jan 2	2020	Source		Corelogic

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
27 Second Avenue Anglesea VIC 3230	\$1,680,000	13-Apr-18
1 Second Avenue Anglesea VIC 3230	\$1,235,000	01-Oct-19
5 Fifth Avenue Anglesea VIC 3230	\$1,600,000	08-Nov-19

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.

This Statement of Information was prepared on: 26 February 2020



consumer.vic.gov.au



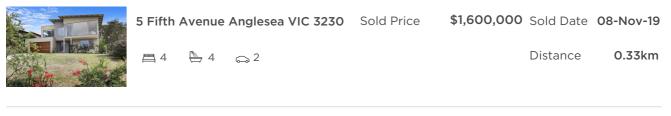


 27 Second Avenue Anglesea VIC
 Sold Price
 \$1,680,000
 Sold Date
 13-Apr-18

 3230
 □
 4
 1/2
 □
 Distance
 0.02km



and the	1 Second Avenue Anglesea VIC 3230		Sold Price	\$1,235,000 Sold Date	01-Oct-19	
		2 🚔	⇔ 3		Distance	0.32km







	56 Odonohue Road Anglesea VIC 3230			Sold Price	\$1,120,000	Sold Date	27-Jun-19
Elin		2	ç⊇ 2			Distance	0.7km

RS = Recent sale UN = Undisclosed Sale

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