

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 71 Harvey Street, Anglesea Vic 3230

Indicative selling price

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

Single price \$1,180,000

Median sale price

Median price \$1,050,000

Property type House

Suburb Anglesea

Period - From 1/7/2019

to

1/6/2020

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
29 Second Avenue, Anglesea Vic 3230	\$1,100,000	23 rd May 2020
25 Second Avenue Anglesea Vic 3230	\$1,120,000	14 th Feb 2020
21A Third Avenue, Anglesea Vic 3230	\$1,050,000	31 st Jan 2020

This Statement of Information was prepared on: 25/06/20