



Statement of Information

**Single residential property located outside
the Melbourne metropolitan area**

Sections 47AF of the *Estate Agents Act 1980*

Property offered for sale

Address
Including suburb or
locality and postcode

21 SEVENTH AVENUE, ANGLESEA

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Price \$3,500,000

Median sale price

(*Delete house or unit as applicable)

Median price \$1,710,000

*House X

*Unit

Suburb
or locality

ANGLESEA

Period - From 01/02/2022 to 31/02/2023

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	55 EIGHTH AVENUE, ANGLESEA	\$3,626,000	10/05/22
2	72A MELBA PARADE, ANGLESEA	\$3,870,000	09/05/22
3	130 MELBA PARADE, ANGLESEA	\$3,800,000	15/02/22

This Statement of Information was prepared on 21 February 2023