

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

158 Melba Parade 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

\$4,000,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$1,125,000

Property type

House

Suburb

Anglesea

Period-from

01 May 2020

to

30 Apr 2021

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

61-63 Eighth Avenue Anglesea VIC 3230	\$3,020,000	03-Jan-21
17 Seventh Avenue Anglesea VIC 3230	\$2,575,000	12-Dec-20
24B Melba Parade Anglesea VIC 3230	-	29-Apr-21

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.~~

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61-63 Eighth Avenue Anglesea VIC 3230

3 2 3

Sold Price

\$3,020,000

Sold Date

03-Jan-21

Distance

0.7km



17 Seventh Avenue Anglesea VIC 3230

5 2 4

Sold Price

\$2,575,000

Sold Date

12-Dec-20

Distance

0.87km



24B Melba Parade Anglesea VIC 3230

5 4 5

Sold Price

^{RS}

Sold Date

29-Apr-21

Distance

1.15km

RS = Recent sale

UN = Undisclosed Sale

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