

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 or
locality and postcode

1 Second Avenue, Anglesea Vic 3230

Indicative selling price

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

Single price

\$1,250,000

Median sale price

Median price

\$1,250,000

Property type

House

Suburb

Anglesea

Period - From

01/08/2018

to

31/07/2019

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
1 11 Sixth Avenue Anglesea Vic 3230	\$1,340,000	31 st Oct 2018
2 46 Fifth Avenue, Anglesea Vic 3230	\$1,430,000	27 th April 2018
3 9/143D Great Ocean Road, Anglesea	\$1,120,000	27 th June 2019

This Statement of Information was prepared on: 13th September 2019