



## 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

12 FOURTH AVENUE, ANGLESEA

### Indicative selling price

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

Price \$1,300,000 - \$1,350,000

### Median sale price

(\*Delete house or unit as applicable)

Median price \$1,770,000

\*House X

\*Unit

Suburb  
or locality

ANGLESEA

Period - From 01/04/2022 to 28/03/2023

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	6 GABBA COURT, ANGLESEA	\$1,330,000	08/10/22
2	12 INGRAM ROAD, ANGLESEA	\$1,320,000	21/10/22
3	2/5 PURNELL STREET, ANGLESEA	\$1,300,000	11/11/22

This Statement of Information was prepared on 2 April 2023