

Statement of Information prepared on:

Sections 47AF of the *Estate Agents Act 1980*

Property offered for sale

Address 13 Mawson Avenue, 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 \$795,000

Median sale price

(*Delete house or unit as applicable)

Median price \$875,000 *House * *Unit Suburb or locality Anglesea Vic 3230

Period - From 1/03/2018 to 28/03/2019 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. 1 Russell Avenue, Anglesea Vic 3230 | \$480,000 | 19 th Oct 2018 |
| 2. 62 Parker Street, Anglesea Vic 3230 | \$595,000 | 7 th April 2018 |
| 3. 64 Parker Street, Anglesea Vic 3230 | \$580,000 | 7 th April 2018 |

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.