

Statement of Information prepared on:
Sections 47AF of the *Estate Agents Act 1980*

Property offered for sale

Address 1 Russell 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 \$499,000

Median sale price

(*Delete house or unit as applicable)

Median price \$840,000 *House * *Unit Suburb or locality Anglesea Vic 3230

Period - From 1/09/2017 to 10/09/2018

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. 19 Weir Street, Anglesea Vic 3230	\$456,000	18 th August 2018
2. 54 McMillan Street, Anglesea Vic 3230	\$495,000	26 th March 2018
3. 9 Purnell, Anglesea Vic 3230	\$485,000	13 th August 2017

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.