



# GreatOceanRoad

## REALESTATE

### Statement of Information prepared on: 18 May 2018

Sections 47AF of the *Estate Agents Act 1980*

#### Property offered for sale

Address 46-48 Eighth Avenue, Anglesea Vic 3230

#### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Single price \$1,800,000

#### Median sale price

(\*Delete house or unit as applicable)

Median price \$800,000 \*House \* \*Unit Suburb or locality Anglesea Vic 3230

Period - From 1/05/2017 to 1/05/2018 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. 1 Tenth Avenue, Anglesea Vic 3230	\$2,225,000	25 <sup>th</sup> Jan 2018
2. 1 Twelfth Avenue, Anglesea Vic 3230	\$1,450,000	7 <sup>th</sup> May 2018
3. 102 Melba Parade, Anglesea Vic 3230	\$2,100,000	30th August 2017