

# 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

3 Fernald 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)

Price range between \$895,000 & \$915,000

### Median sale price

Median price \$1,050,000 Property type house Suburb Anglesea Vic 3230

Period - From 1/7/2019 to 1/6/2020 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 8 Holmwood Avenue, Anglesea Vic 3230	\$880,000	21 <sup>st</sup> Feb 2020
2 47 Murray Street, Anglesea Vic 3230	\$880,000	11 <sup>th</sup> Dec 2019
3 6 Noble Street, Anglesea Vic 3230	\$947,000	6 <sup>th</sup> Oct 2019

This Statement of Information was prepared on: 25<sup>th</sup> June 2020