

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

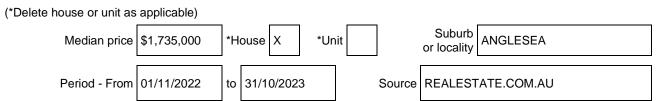
71 FIFTH AVENUE, ANGLESEA

Indicative selling price

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

Price Range \$1,850,000 - \$1,880,000

Median sale price



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	1A FIRST AVENUE, ANGLESEA	\$1,825,000	02/05/23
2	15 INGRAM ROAD, ANGLESEA	\$1,900,000	15/09/23
3	10 SECOND AVENUE, ANGLESEA	\$1,885,000	01/12/22

This Statement of Information was prepared on 1 December 2023