



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

31 EIGHTH 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 \$3,400,000 - \$3,600,000

Median sale price

(*Delete house or unit as applicable)

Median price \$1,490,000

*House

*Unit

Suburb
or locality ANGLESEA

Period - From 01/04/2023 to 31/03/2024

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	21 SEVENTH AVENUE, ANGLESEA	\$3,500,000	20/03/23
2	6 NINTH AVENUE, ANGLESEA	\$3,900,000	13/02/23
3	30 MELBA PARADE, ANGLESEA	\$5,300,000	28/03/24

This Statement of Information was prepared on 18 April 2024