

### Statement of Information

## Single residential property located outside the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

#### Property offered for sale

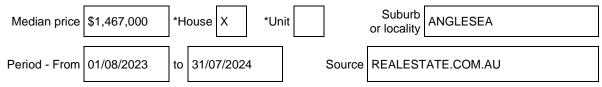
Address Including suburb or locality and postcode 31 EIGHTH AVENUE, ANGLESEA

#### Indicative selling price

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

#### Median sale price

(\*Delete house or unit as applicable)



#### 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 12 HARVEY STREET, ANGLESEA \$3,700,000 06/06/24 2 30 MELBA PARADE, ANGLESEA \$5,300,000 28/03/24 3 54 EIGHTH AVENUE, ANGLESEA \$2,250,000 04/08/24

This Statement of Information was prepared on 30 August 2024