

# 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

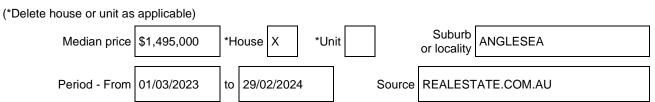
33 FRASER AVENUE, ANGLESEA

# Indicative selling price

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

Price \$1,349,000

# 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	2 McCONNELL CLOSE, ANGLESEA	\$1,395,000	18/10/23
2	2 CLAIRVILLE STREET, ANGLESEA	\$1,400,000	06/11/23
3	14 PARINGA CRESCENT, ANGLESEA	\$1,400,000	18/08/23

This Statement of Information was prepared on 12 March 2024