

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

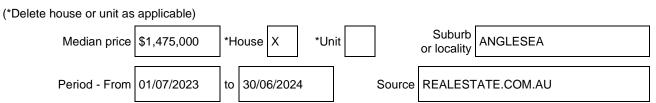
33 FRASER AVENUE, ANGLESEA

Indicative selling price

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

Price \$1,295,000

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	82 BINGLEY PARADE, ANGLESEA	\$1,245,000	07/02/24
2	2 McCONNELL CLOSE, ANGLESEA	\$1,395,000	18/11/23
3	2 CLAIRVULLE STREET, ANGLESEA	\$1,400,000	06/11/23

This Statement of Information was prepared on 1 July 2024