



## 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

4 THIRD AVENUE, ANGLESEA

### Indicative selling price

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

Price Range \$2,550,000 - \$2,650,000

### Median sale price

(\*Delete house or unit as applicable)

Median price \$1,490,000

\*House

\*Unit

Suburb  
or locality ANGLESEA

Period - From 01/12/2023 to 30/11/2024

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	31 EIGHTH AVENUE, ANGLESEA	\$3,000,000	18/11/24
2	23 HOLMWOOD AVENUE, ANGLESEA	\$2,775,000	04/11/24
3	27 FIFTH AVENUE, ANGLESEA	\$2,320,000	16/10/24

This Statement of Information was prepared on 13 December 2024