

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 and
postcode

46 FIFTH AVENUE, ANGLESEA, VIC 3230

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Price Range:

\$1,350,000 to \$1,450,000

Median sale price

Median price

\$790,000

House

X

Unit


Suburb

ANGLESEA

Period

01 January 2017 to 31 December 2017

Source



Comparable property sales

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
14 MELBA PDE, ANGLESEA, VIC 3230	**\$1,500,000	02/02/2018
14 SECOND AVE, ANGLESEA, VIC 3230	**\$1,300,000	01/02/2018
159 GREAT OCEAN RD, ANGLESEA, VIC 3230	\$1,285,000	05/11/2017