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

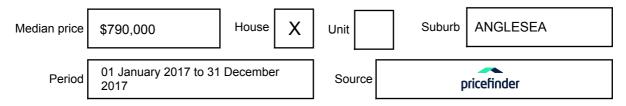
Indicative selling price

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

Price Range:

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

Median sale price



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