



## 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

38 ELEVENTH AVENUE, ANGLESEA
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### 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

\$1,395,000
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### Median sale price

(\*Delete house or unit as applicable)

Median price

\$845,000
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\*House

X
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\*Unit

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Suburb  
or locality

ANGLESEA
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Period - From

1/11/2018
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to

1/2/2019
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Source

realestate.com.au
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### 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	1 TWELFTH AVENUE, ANGLESEA	\$1,450,000	26/4/2018
2	10 NINTH AVENUE, ANGLESEA	\$1,885,000	18/3/2018
3	148 MELBA PARADE, ANGLESEA	\$1,680,000	6/11/2017