



## 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

48 FIFTH 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 \$1,825,000

### Median sale price

(\*Delete house or unit as applicable)

Median price \$1,600,000

\*House

\*Unit

Suburb  
or locality ANGLESEA

Period - From 19/05/2021 to 18/05/2022

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	52 FIFTH AVENUE, ANGLESEA	\$1,920,000	25/01/22
2	51 SEVENTH AVENUE, ANGLESEA	\$1,950,000	05/12/21
3	2 HEATHER COURT, ANGLESEA	\$1,600,000	26/04/22

This Statement of Information was prepared on 19 May 2022