

Statement of Information

Single residential property located outside the Melbourne metropolitan area

Section 47AF of the *Estate Agents Act 1980*

Property offered for sale

Address
Including suburb or
locality and postcode

9/137 – 141 Great Ocean Road, Anglesea Vic 3230

Indicative selling price

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

Price range between \$950,000 & \$1,045,000

Median sale price

Median price \$863,750 Property type *Townhouse* Suburb Anglesea

Period - From 01/05/2018 to 28/05/2018 Source Realestate.com.au

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
1 58A Bingley Parade, Anglesea Vic 3230	\$1,215,000	07 th Feb 2019
2 9/143D Great Ocean Road, Anglesea Vic 3230	\$990,000	16 th April 2019
3 1A Forrest Court, Anglesea Vic 3230	\$1,170,000	20 th Feb 2019

This Statement of Information was prepared on: 13th September 2019