

Statement of Information prepared on:
Sections 47AF of the *Estate Agents Act 1980*

Property offered for sale

95 Noble Street, Anglesea Vic 3230

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single price \$865,000

or range between \$*

&

\$

Median sale price

(*Delete house or unit as applicable)

Median price \$730,000

*House *

*Unit

Suburb
or locality Anglesea

Period - From 6th Nov 2017 to current

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 87 Noble Street, Anglesea	\$875,000	12 th April 2017
2 95 Harvey Street, Anglesea	\$880,000	1 st Feb 2017
3 20 Holmwood Avenue, Anglesea	\$850,000	7 th Nov 2017

OR

B* The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within five kilometres of the property for sale in the last 18 months.