

## STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



**28 SIXTH AVENUE, ANGLESEA, VIC 3230**



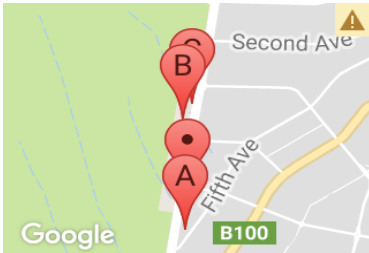
**Indicative Selling Price**

For the meaning of this price see [consumer.vic.au/underquoting](http://consumer.vic.au/underquoting)

**Single Price: \$785**

Provided by: ian Lawless, Great Ocean Properties Anglesea

## MEDIAN SALE PRICE



**ANGLESEA, VIC, 3230**

**Suburb Median Sale Price (House)**

**\$717,500**

01 July 2016 to 30 June 2017

Provided by: **pricefinder**

## COMPARABLE PROPERTIES

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.



**69 FIFTH AVE, ANGLESEA, VIC 3230**



**Sale Price**

**\$820,000**

Sale Date: 13/08/2016

Distance from Property: 126m



**22 ODOHUE RD, ANGLESEA, VIC 3230**



**Sale Price**

**\$935,000**

Sale Date: 21/12/2016

Distance from Property: 266m



**16 ODOHUE RD, ANGLESEA, VIC 3230**



**Sale Price**

**Price Withheld**

Sale Date: 27/07/2017

Distance from Property: 320m



This report has been compiled on 04/09/2017 by Great Ocean Properties Anglesea. Property Data Solutions Pty Ltd 2017 - [www.pricefinder.com.au](http://www.pricefinder.com.au)

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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

28 SIXTH AVENUE, ANGLESEA, VIC 3230

Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Single Price:

\$785

Median sale price

Median price

\$717,500

House

X

Unit


Suburb

ANGLESEA

Period

01 July 2016 to 30 June 2017

Source



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
69 FIFTH AVE, ANGLESEA, VIC 3230	\$820,000	13/08/2016
22 ODOHUE RD, ANGLESEA, VIC 3230	\$935,000	21/12/2016
16 ODOHUE RD, ANGLESEA, VIC 3230	Price Withheld	27/07/2017