

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

14 FAIRWAY DRIVE, ANGLESEA, VIC 3230

Indicative selling price

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

Price range between \$980,000 & \$1,070,000

Median sale price

Median price \$960,000 Property type HOUSE Suburb ANGLESEA

Period - From 1/12/2019 to 17/12/2020 Source WWW.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	47A HARVEY STREET, ANGLESEA, VIC 3230	\$1,480,000	26/11/2020
2	26 PICKWORTH DRIVE, ANGLESEA, VIC 3230	\$ 1,055,000	23/11/2010
3	4 NIBLICK STREET, ANGLESEA, VIC 3230	\$ 1,270,000	1/10/2020

This Statement of Information was prepared on: January 9, 2021