

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

**Property offered for sale**

Address 13 Niblick 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 \$765,000

**Median sale price**

(\*Delete house or unit as applicable)

Median price \$850,000

\*House \*

\*Unit

Suburb or locality Anglesea Vic 3230

Period - From 1/01/2018 to 2/01/2019

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. 8 Paringa Crescent, Anglesea Vic 3230	\$750,000	12 <sup>th</sup> Sept 2018
2. 34 Russell Avenue, Anglesea Vic 3230	\$750,000	22 <sup>nd</sup> Dec 2017
3. 14 Fairway Drive Anglesea Vic 3230	\$765,000	12 <sup>th</sup> June 2018

**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.