STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



6 ARINYA CRESCENT, ANGLESEA, VIC







Indicative Selling Price

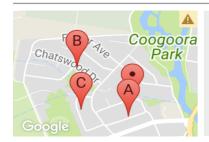
For the meaning of this price see consumer.vic.au/underquoting

Price Range:

\$690,000 to \$730,000

Provided by: Paula Fowler, Great Ocean Properties Anglesea

MEDIAN SALE PRICE



ANGLESEA, VIC, 3230

Suburb Median Sale Price (House)

\$795,000

01 January 2017 to 31 December 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.



15 FERNALD AVE, ANGLESEA, VIC 3230







Sale Price

**\$891,000

Sale Date: 21/02/2018

Distance from Property: 109m





34 RUSSELL AVE, ANGLESEA, VIC 3230







Sale Price

*\$750,000

Sale Date: 30/01/2018

Distance from Property: 432m





25 BUTTERWORTH CRES, ANGLESEA, VIC 3230 🚍 3 😩 1







Sale Price

\$640.000

Sale Date: 03/11/2017

Distance from Property: 339m



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	6 ARINYA CRESCENT, ANGLESEA, VIC 3230
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Indicative selling price

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

Price Range: \$690,000 to \$730,000

Median sale price

Median price	\$795,000	House	Unit	Suburb	ANGLESEA
Period	01 January 2017 to 31 December 2017		Source		ricefinder

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
15 FERNALD AVE, ANGLESEA, VIC 3230	**\$891,000	21/02/2018
34 RUSSELL AVE, ANGLESEA, VIC 3230	*\$750,000	30/01/2018
25 BUTTERWORTH CRES, ANGLESEA, VIC 3230	\$640,000	03/11/2017