

STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



6 ARINYA CRESCENT, ANGLESEA, VIC

2 1 2

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

3 2 2

Sale Price

****\$891,000**

Sale Date: 21/02/2018

Distance from Property: 109m



34 RUSSELL AVE, ANGLESEA, VIC 3230

3 2 2

Sale Price

***\$750,000**

Sale Date: 30/01/2018

Distance from Property: 432m



25 BUTTERWORTH CRES, ANGLESEA, VIC 3230

3 1 1

Sale Price

\$640,000

Sale Date: 03/11/2017

Distance from Property: 339m



This report has been compiled on 06/03/2018 by Great Ocean Properties Anglesea. Property Data Solutions Pty Ltd 2018 - 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

6 ARINYA CRESCENT, ANGLESEA, VIC 3230

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

X

Unit


Suburb

ANGLESEA

Period

01 January 2017 to 31 December 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
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