

## Statement of Information

## Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

## Property offered for sale

Address  
Including suburb and  
postcode

69B Harvey Street, Anglesea Vic 3230

## Indicative selling price

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

Range between \$680,000

&amp;

\$748,000

## Median sale price

Median price \$675,000

House

X

Unit

Suburb Anglesea

Period - From 01/01/2017

to

31/12/2017

Source REIV

## Comparable property sales (\*Delete A or B below as applicable)

- A\*** These are the three properties sold within two kilometres of the property for sale in the last six 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	4 Golf Links Rd ANGLESEA 3230	\$702,500	06/09/2017
2	23 McMahon Av ANGLESEA 3230	\$687,500	25/09/2017
3	15 Noble St ANGLESEA 3230	\$605,000	01/08/2017

OR

- B\*** The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.



**Rooms:**  
**Property Type:**  
 Agent Comments

**Indicative Selling Price**  
 \$680,000 - \$748,000  
**Median House Price**  
 Year ending December 2017: \$675,000

## Comparable Properties

### 4 Golf Links Rd ANGLESEA 3230 (VG)

Agent Comments



**Price:** \$702,500  
**Method:** Sale  
**Date:** 06/09/2017  
**Rooms:** -  
**Property Type:** House (Res)  
**Land Size:** 696 sqm approx



### 23 McMahon Av ANGLESEA 3230 (VG)

Agent Comments



**Price:** \$687,500  
**Method:** Sale  
**Date:** 25/09/2017  
**Rooms:** -  
**Property Type:** House (Res)  
**Land Size:** 1377 sqm approx



### 15 Noble St ANGLESEA 3230 (REI/VG)

Agent Comments



**Price:** \$605,000  
**Method:** Private Sale  
**Date:** 01/08/2017  
**Rooms:** 4  
**Property Type:** House  
**Land Size:** 675 sqm approx