

## STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



**24 BON AIR AVENUE, ANGLESEA, VIC**

- -

**Indicative Selling Price**

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

**Single Price: \$1,200,000.00**

Provided by: Jess Nowson, Great Ocean Properties Anglesea

## MEDIAN SALE PRICE



**ANGLESEA, VIC, 3230**

**Suburb Median Sale Price (Other)**

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.



**6 MINIFIE AVE, ANGLESEA, VIC 3230**

3 2 2

**Sale Price**

**\$1,315,000**

Sale Date: 04/05/2017

Distance from Property: 260m



**22 CAMERON RD, ANGLESEA, VIC 3230**

4 2 2

**Sale Price**

**\$1,312,000**

Sale Date: 18/06/2017

Distance from Property: 914m



**157 GREAT OCEAN RD, ANGLESEA, VIC 3230**

4 2 2

**Sale Price**

**\*\$1,265,000**

Sale Date: 09/01/2018

Distance from Property: 1.1km



This report has been compiled on 19/01/2018 by Great Ocean Properties Anglesea. Property Data Solutions Pty Ltd 2018 - [www.pricefinder.com.au](http://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

24 BON AIR AVENUE, ANGLESEA, VIC 3230

Indicative selling price

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

Single Price:

\$1,200,000.00

Median sale price

Median price

House

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
6 MINIFIE AVE, ANGLESEA, VIC 3230	\$1,315,000	04/05/2017
22 CAMERON RD, ANGLESEA, VIC 3230	\$1,312,000	18/06/2017
157 GREAT OCEAN RD, ANGLESEA, VIC 3230	*\$1,265,000	09/01/2018