

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

**Property offered for sale**

Address 10 Charles 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)

Price \$820,000

**Median sale price**

(\*Delete house or unit as applicable)

Median price \$840,000 \*House \* \*Unit Suburb or locality Anglesea Vic 3230

Period - From 1/10/2017 to 8/10/2018 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. 41 McMillan Street, Anglesea Vic 3230	\$852,000	4 <sup>th</sup> April 2018
2. 95 Noble Street, Anglesea Vic 3230	\$865,000	9 <sup>th</sup> Dec 2017
3. 8 Charles Street, Anglesea Vic 3230	\$1,225,000	12 <sup>th</sup> Jan 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.