

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

Property offered for sale

Address 102 Melba Parade, Anglesea

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single price \$* or range between \$2,000,000 & \$2,200,000

Median sale price

(house)

Median price \$670,000 *House * *Unit Suburb or locality Anglesea

Period - From 17th July 2017 to 17th July 2017 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 52 Melba Parade, Anglesea	\$2,900,000	5 th Feb 2016
2 2 Bronwyns Court, Anglesea	\$2,000,000	7 th Oct 2015
3 3 Murray Street, Anglesea	\$2,500,000	4 th August 2015

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.