



**Statement of Information prepared on: 28/2/2018**  
**Sections 47AF of the Estate Agents Act 1980**

**Property offered for sale**

Address 30 Fairway Drive, Anglesea Vic 3230

**Indicative selling price**

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

price \$600,000

**Median sale price**

(\*Delete house or unit as applicable)

Median price \$776,000 \*House \* \*Unit Suburb or locality Anglesea Vic 3230

Period - From 01/02/2017 to 01/02/2018

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. 17 Birdie Avenue, Anglesea Vic 3230	\$580,000	26 <sup>th</sup> March 2017
2. 3 Birkdale Close, Anglesea Vic 3230	\$550,000	21 <sup>st</sup> June 2017
3. 5 fairway Drive, Anglesea Vic 3230	\$582,000	09 <sup>th</sup> February 2017

**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.