

we sell great ocean properties

### **STATEMENT OF INFORMATION**

Section 47AF of the Estate Agents Act 1980



**MEDIAN SALE PRICE** 



## ANGLESEA, VIC, 3230

Suburb Median Sale Price (House)

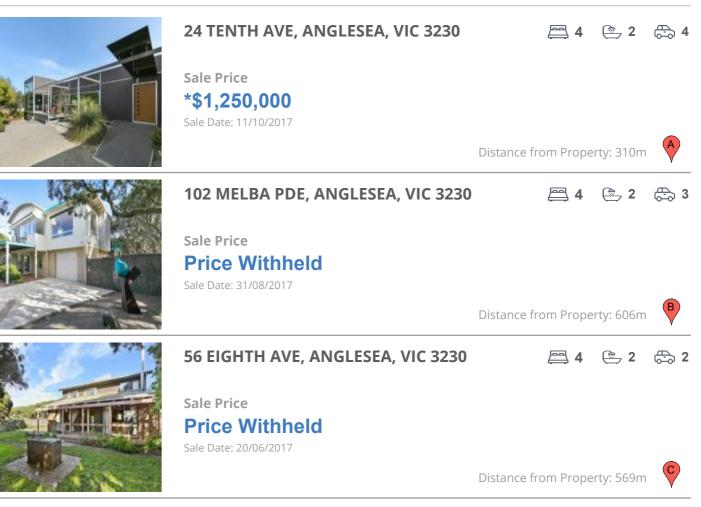
\$747,500

01 October 2016 to 30 September 2017

Provided by: pricefinder

## **COMPARABLE PROPERTIES**

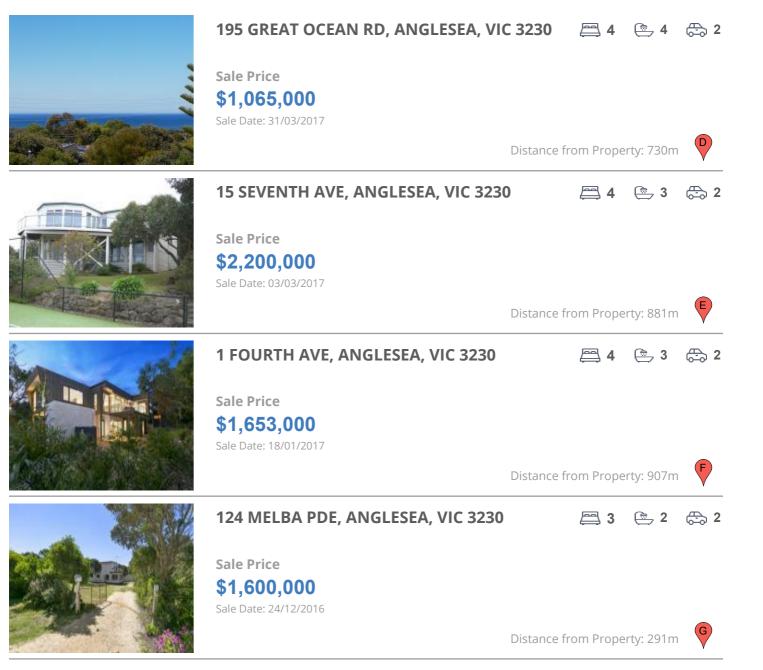
These are the three properties sold within five kilometres of the property for sale in the last 18 months that the estate agent or agent's representative considers to be most comparable to the property for sale.



This report has been compiled on 03/11/2017 by Great Ocean Properties Anglesea. Property Data Solutions Pty Ltd 2017 - 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 148 MELBA PARADE, ANGLESEA, VIC 3230

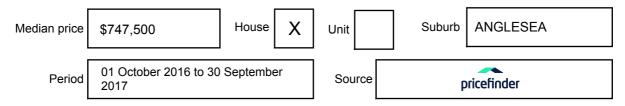
#### Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Price Range:

: \$1,600,000 to \$1,700,000

#### Median sale price



#### **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
24 TENTH AVE, ANGLESEA, VIC 3230	*\$1,250,000	11/10/2017
102 MELBA PDE, ANGLESEA, VIC 3230	Price Withheld	31/08/2017
56 EIGHTH AVE, ANGLESEA, VIC 3230	Price Withheld	20/06/2017
195 GREAT OCEAN RD, ANGLESEA, VIC 3230	\$1,065,000	31/03/2017

15 SEVENTH AVE, ANGLESEA, VIC 3230	\$2,200,000	03/03/2017
1 FOURTH AVE, ANGLESEA, VIC 3230	\$1,653,000	18/01/2017
124 MELBA PDE, ANGLESEA, VIC 3230	\$1,600,000	24/12/2016