

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)

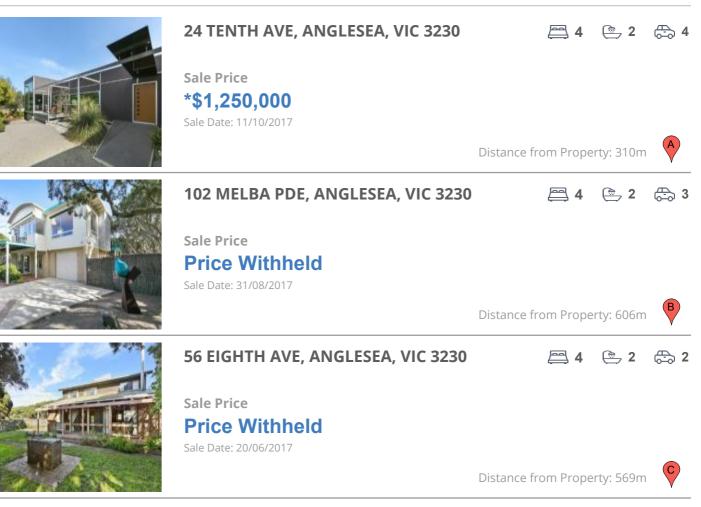
\$747,500

01 October 2016 to 30 September 2017

Provided by: pricefinder

COMPARABLE PROPERTIES

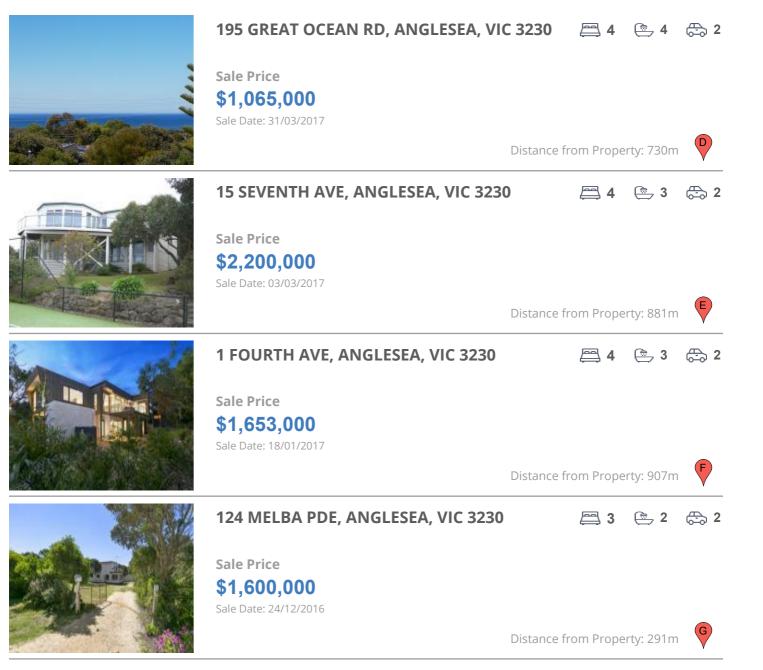
These are the three properties sold within five kilometres of the property for sale in the last 18 months that the estate agent or agent's representative considers to be most comparable to the property for sale.



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

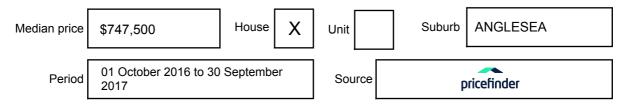
Indicative selling price

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 |