

STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



148 MELBA PARADE, ANGLESEA, VIC

4 bedrooms 2 bathrooms 3 cars

Indicative Selling Price

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

Price Range:

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

Provided by: Jess Nowson, Great Ocean Properties Anglesea

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.



24 TENTH AVE, ANGLESEA, VIC 3230

4 bedrooms 2 bathrooms 4 cars

Sale Price

***\$1,250,000**

Sale Date: 11/10/2017

Distance from Property: 310m



102 MELBA PDE, ANGLESEA, VIC 3230

4 bedrooms 2 bathrooms 3 cars

Sale Price

Price Withheld

Sale Date: 31/08/2017

Distance from Property: 606m



56 EIGHTH AVE, ANGLESEA, VIC 3230

4 bedrooms 2 bathrooms 2 cars

Sale Price

Price Withheld

Sale Date: 20/06/2017

Distance from Property: 569m



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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195 GREAT OCEAN RD, ANGLESEA, VIC 3230

 4  4  2

Sale Price

\$1,065,000

Sale Date: 31/03/2017

Distance from Property: 730m



15 SEVENTH AVE, ANGLESEA, VIC 3230

 4  3  2

Sale Price

\$2,200,000

Sale Date: 03/03/2017

Distance from Property: 881m



1 FOURTH AVE, ANGLESEA, VIC 3230

 4  3  2

Sale Price

\$1,653,000

Sale Date: 18/01/2017

Distance from Property: 907m



124 MELBA PDE, ANGLESEA, VIC 3230

 3  2  2

Sale Price

\$1,600,000

Sale Date: 24/12/2016

Distance from Property: 291m



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

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Price Range:

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

Median sale price

Median price

\$747,500

House

X

Unit


Suburb

ANGLESEA

Period

01 October 2016 to 30 September 2017

Source



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