

Statement of Information

Single residential property located outside the Melbourne metropolitan area

Section 47AF of the *Estate Agents Act 1980*

Property offered for sale

Address
Including suburb or
locality and postcode

60 Niblick Street, Anglesea Vic 3230

Indicative selling price

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

Price range between \$820,000 & \$850,000

Median sale price

Median price \$945,000 Property type house Suburb Anglesea Vic 3230

Period - From 1/12/2018 to 18/12/2019 Source Realestate.com.au

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
1- 47 Murray Street, Anglesea Vic 3230	\$880,000	11 th Dec 2019
2- 4 Fraser Avenue, Anglesea Vic 3230	\$850,000	6 th Jan 2020
3- 15 Chatswood Drive, Anglesea Vic 3230	\$771,000	22 nd May 2019

This Statement of Information was prepared on: 20th January 2020