



Statement of Information prepared on: 16/03/2018
Sections 47AF of the Estate Agents Act 1980

Property offered for sale

Address 18 Ingram Road, Anglesea Vic 3230

Indicative selling price

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

price

\$620,000

\$650,000

Median sale price

(*Delete house or unit as applicable)

Median price

\$800,000

*House

*

*Unit

Suburb
or
locality

Anglesea Vic 3230

Period - From 01/03/2017 to 01/03/2018

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. 25 Butterworth Cres, Anglesea Vic 3230	\$640,000	3 rd November 2017
2. 5 Hillcrest Road, Anglesea Vic 3230	\$715,000	11 th September 2017
3. 8a Wray Street, Anglesea Vic 3230	\$603,000	10 th November 2017