



GreatOceanRoad

REALESTATE

Statement of Information prepared on: 09/01/2018

Sections 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb or
locality and postcode

3 McDougall 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)

Single price

\$650,000

Median sale price

(*Delete house or unit as applicable)

Median price

\$745,000

*House

*Unit

Suburb
or locality

Period - From

8/01/2017

to

8/01/2018

Source

Realestate.com.au

Comparable property sales (*Delete A or B below as applicable)

A* 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. 20 Ingram Road, Anglesea Vic 3230	\$570,000	11 th Sept 2017
2. 40 Bingley Parade, Anglesea Vic 3230	\$850,000	18 th Sept 2017
3. 8A Wray Street, Anglesea Vic 3230	\$603,000	10 th Nov 2017

OR

B* The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within five kilometres of the property for sale in the last 18 months.