

STATEMENT OF INFORMATION

28 EAGLE AVENUE, ANGLESEA, VIC 3230

PREPARED BY IAN LAWLESS, GREAT OCEAN PROPERTIES ANGLESEA



greatoceanproperties

we sell great ocean properties

STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



28 EAGLE AVENUE, ANGLESEA, VIC 3230  4  2  2

Indicative Selling Price

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

Price Range: \$825,000 to \$865,000

Provided by: ian Lawless, Great Ocean Properties Anglesea

MEDIAN SALE PRICE



ANGLESEA, VIC, 3230

Suburb Median Sale Price (House)

\$745,000

01 October 2016 to 30 September 2017

Provided by: 

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.



87 NOBLE ST, ANGLESEA, VIC 3230  3  2  2

Sale Price

\$875,000

Sale Date: 12/04/2017

Distance from Property: 672m



54 GOLF LINKS RD, ANGLESEA, VIC 3230  3  2  2

Sale Price

\$819,500

Sale Date: 19/02/2017

Distance from Property: 983m



95 HARVEY ST, ANGLESEA, VIC 3230  3  2  2

Sale Price

\$880,000

Sale Date: 01/02/2017

Distance from Property: 574m



This report has been compiled on 20/11/2017 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

28 EAGLE AVENUE, ANGLESEA, VIC 3230

Indicative selling price

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Price Range:

\$825,000 to \$865,000

Median sale price

Median price

\$745,000

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
87 NOBLE ST, ANGLESEA, VIC 3230	\$875,000	12/04/2017
54 GOLF LINKS RD, ANGLESEA, VIC 3230	\$819,500	19/02/2017
95 HARVEY ST, ANGLESEA, VIC 3230	\$880,000	01/02/2017