



Statement of Information

Prepared on: 16/1/19

Sections 47AF of the *Estate Agents Act 1980*

Property offered for sale

Address 27 Pickworth Drive Anglesea VIC 3230

Indicative selling price

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

\$700,000

&

\$760,000

Median sale price

(*Delete house or unit as applicable)

Median price \$850,000

*House

*Unit

Suburb or locality Anglesea

Period - From 1/1/18

to 1/1/19

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
46 McMahon Avenue Anglesea	\$763,500	23 May 2018
14 Belton Street Anglesea	\$795,000	15 December 2018
20 Bachli Court Anglesea	\$750,000	21 March 2018