



GreatOceanRoad

REALESTATE

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 |