

STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



70 MURRAY STREET, ANGLESEA, VIC

3 1 -

Indicative Selling Price

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

Price Range: \$655,000 to \$685,000

Provided by: Paula Fowler, Great Ocean Properties Anglesea

MEDIAN SALE PRICE



ANGLESEA, VIC, 3230

Suburb Median Sale Price (House)

\$791,375

01 January 2017 to 31 December 2017

Provided by: pricefinder

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.



25 BUTTERWORTH CRES, ANGLESEA, VIC 3230

3 1 1

Sale Price

***\$640,000**

Sale Date: 04/12/2017

Distance from Property: 126m



5 HILLCREST RD, ANGLESEA, VIC 3230

3 1 1

Sale Price

\$715,000

Sale Date: 20/09/2017

Distance from Property: 351m



4 GOLF LINKS RD, ANGLESEA, VIC 3230

3 2 1

Sale Price

\$702,500

Sale Date: 06/09/2017

Distance from Property: 375m



This report has been compiled on 09/01/2018 by Great Ocean Properties Anglesea. Property Data Solutions Pty Ltd 2018 - 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

70 MURRAY STREET, ANGLESEA, VIC 3230

Indicative selling price

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

Price Range:

\$655,000 to \$685,000

Median sale price

Median price

\$791,375

House

X

Unit

Suburb

ANGLESEA

Period

01 January 2017 to 31 December 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
25 BUTTERWORTH CRES, ANGLESEA, VIC 3230	*\$640,000	04/12/2017
5 HILLCREST RD, ANGLESEA, VIC 3230	\$715,000	20/09/2017
4 GOLF LINKS RD, ANGLESEA, VIC 3230	\$702,500	06/09/2017