

Statement of Information

Single residential property located outside the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb or
locality and postcode

41 Mcmillan Street, Anglesea Vic 3230

Indicative selling price

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

Single price \$875,000

Median sale price

Median price \$675,000 House ☒ Unit ☐ Suburb or locality Anglesea

Period - From 01/01/2017 to 31/12/2017 Source REIV

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 eighteen 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	8 Charles St ANGLESEA 3230	\$1,225,000	17/01/2018
2	95 Noble St ANGLESEA 3230	\$865,000	13/12/2017
3	11 George St ANGLESEA 3230	\$840,000	06/02/2018

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 eighteen months.



4 2 3

Rooms:
Property Type: House (Res)
Land Size: 805 sqm approx
Agent Comments

Indicative Selling Price
\$875,000
Median House Price
Year ending December 2017: \$675,000

Comparable Properties



8 Charles St ANGLESEA 3230 (REI)

Agent Comments

4 2 4

Price: \$1,225,000
Method: Private Sale
Date: 17/01/2018
Rooms: 6
Property Type: House
Land Size: 900 sqm approx



95 Noble St ANGLESEA 3230 (REI/VG)

Agent Comments

3 1 2

Price: \$865,000
Method: Private Sale
Date: 13/12/2017
Rooms: 4
Property Type: House
Land Size: 982 sqm approx



11 George St ANGLESEA 3230 (REI)

Agent Comments

4 1 4

Price: \$840,000
Method: Private Sale
Date: 06/02/2018
Rooms: 5
Property Type: House
Land Size: 800 sqm approx