

STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



224 GREAT OCEAN ROAD, ANGLESEA,

3 1 3

Indicative Selling Price

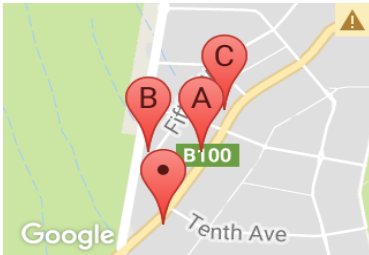
For the meaning of this price see consumer.vic.au/underquoting

Price Range:

\$765,000 to \$795,000

Provided by: ian Lawless, Great Ocean Properties Anglesea

MEDIAN SALE PRICE



ANGLESEA, VIC, 3230

Suburb Median Sale Price (House)

\$747,500

01 October 2016 to 30 September 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.



209 GREAT OCEAN RD, ANGLESEA, VIC 3230

3 2 5

Sale Price

\$845,000

Sale Date: 06/05/2017

Distance from Property: 286m



69 FIFTH AVE, ANGLESEA, VIC 3230

3 2 4

Sale Price

\$820,000

Sale Date: 13/08/2016

Distance from Property: 263m



195 GREAT OCEAN RD, ANGLESEA, VIC 3230

4 4 2

Sale Price

\$1,065,000

Sale Date: 31/03/2017

Distance from Property: 453m



This report has been compiled on 12/10/2017 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

224 GREAT OCEAN ROAD, ANGLESEA, VIC 3230

Indicative selling price

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

Price Range:

\$765,000 to \$795,000

Median sale price

Median price

\$747,500

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
209 GREAT OCEAN RD, ANGLESEA, VIC 3230	\$845,000	06/05/2017
69 FIFTH AVE, ANGLESEA, VIC 3230	\$820,000	13/08/2016
195 GREAT OCEAN RD, ANGLESEA, VIC 3230	\$1,065,000	31/03/2017