

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

210 Great Ocean Road, Anglesea Vic 3230

Indicative selling price

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

Price range between \$990,000 & \$1,050,000

Median sale price

Median price

\$938,000

Property type

house

Suburb

Period - From

1/12/2018

to

4/12/2019

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
1 12 Sixth Avenue, Anglesea Vic 3230	\$1,350,000	3rd Oct 2019
2 232 Great Ocean Road, Anglesea Vic 3230	\$1,485,000	14 th Oct 2019
3 56 Odonohue Road, Anglesea Vic 3230	\$1,120,000	27 th June 2019

This Statement of Information was prepared on: 16th December 2019