

Statement of Information prepared on: 4.2.19**Sections 47AF of the *Estate Agents Act 1980*****Property offered for sale**

Address 56 Odonohue Road, Anglesea Vic 3230

Indicative selling priceFor the meaning of this price see consumer.vic.gov.au/underquoting

Single price \$1,150,000

Median sale price

Median price \$845,000

*House *

Suburb
or locality Anglesea Vic 3230

Period - From 1/02/2018 to 1/02/2019

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. 63 Fifth Avenue, Anglesea Vic 3230	\$1,082,500	22 nd March 2018
2. 240 Great Ocean Road, Anglesea Vic 3230	\$1,150,000	15 th June 2018
3. 11 Sixth Avenue, Anglesea Vic 3230	\$1,340,000	31 st Oct 2018