

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	17 Lewis Court, Anglesea Vic 3230
Including suburb or	
locality andpostcode	

Indicative selling price

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

Median sale price

Median price	\$829,500	Hou	se X	Unit		Suburb or locality	Anglesea
Period - From	01/01/2018	to	31/12/2018		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.

Ad	dress of comparable property	Price	Date of sale
1	32 Chatswood Dr ANGLESEA 3230	\$796,000	22/01/2019
2	8 Paringa Cr ANGLESEA 3230	\$750,000	12/09/2018
3	34 Russell Av ANGLESEA 3230	\$750,000	30/01/2018

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.





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Rooms:

Property Type: House Land Size: 613 sqm approx

Agent Comments

Indicative Selling Price \$749,000 **Median House Price**

Year ending December 2018: \$829,500

Comparable Properties



32 Chatswood Dr ANGLESEA 3230 (REI/VG)





Price: \$796,000 Method: Private Sale Date: 22/01/2019 Rooms: 4

Property Type: House Land Size: 671 sqm approx



8 Paringa Cr ANGLESEA 3230 (VG)





Price: \$750,000 Method: Sale Date: 12/09/2018

Rooms: -

Property Type: House (Res) Land Size: 572 sqm approx







Price: \$750,000 Method: Private Sale Date: 30/01/2018 Rooms: 4

Property Type: House Land Size: 629 sqm approx **Agent Comments**

Agent Comments



Account - Hayden Torquay | P: 03 52612101 | F: 03 5261 4422





The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.

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Agent Comments