

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

17 Lewis Court, Anglesea Vic 3230

Indicative selling price

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

Single price \$749,000

Median sale price

Median price \$829,500 House 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.

	Address 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.



3 2 1

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)

Agent Comments

3 2 2

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)

Agent Comments

3 - -

Price: \$750,000
Method: Sale
Date: 12/09/2018
Rooms: -
Property Type: House (Res)
Land Size: 572 sqm approx



34 Russell Av ANGLESEA 3230 (REI/VG)

Agent Comments

3 2 4

Price: \$750,000
Method: Private Sale
Date: 30/01/2018
Rooms: 4
Property Type: House
Land Size: 629 sqm approx