



GreatOceanRoad

REALESTATE

Statement of Information prepared on: 12.04.2017

Sections 47AF of the *Estate Agents Act 1980*

Property offered for sale

Address
Including suburb or
locality and postcode

1 Russell Avenue, Anglesea

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single price \$490,000

Median sale price

(*Delete house or unit as applicable)

Median price \$724,500

*House *

*Unit

Suburb
or locality Anglesea

Period - From 2nd Dec 2016 to 2nd Dec 2017

Source Realestate.com.au

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 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
45 Pickworth Drive, Anglesea	\$449,000	4 th August 2017
9 Purnell Street, Anglesea	\$485,000	13 th August 2017
22-28 Camp Road, Anglesea	\$505,000	17 th Nov 2017

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 18 months.