

STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



5 LORETTAS WAY, ANGLESEA, VIC 3230

3 3 3

Indicative Selling Price

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

Price Range:

\$895,000 to \$965,000

Provided by: ian Lawless, Great Ocean Properties Anglesea

MEDIAN SALE PRICE



ANGLESEA, VIC, 3230

Suburb Median Sale Price (House)

\$747,500

01 October 2016 to 30 September 2017

Provided by: **pricefinder**

COMPARABLE PROPERTIES

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.



3 MCCONNELL CL, ANGLESEA, VIC 3230

3 1 -

Sale Price

\$705,000

Sale Date: 02/06/2017

Distance from Property: 494m



6 MINIFIE AVE, ANGLESEA, VIC 3230

3 2 2

Sale Price

\$1,315,000

Sale Date: 04/05/2017

Distance from Property: 506m



2 FERNALD AVE, ANGLESEA, VIC 3230

4 2 2

Sale Price

\$815,000

Sale Date: 24/05/2017

Distance from Property: 108m



This report has been compiled on 14/11/2017 by Great Ocean Properties Anglesea. Property Data Solutions Pty Ltd 2017 - www.pricefinder.com.au

© The State of Victoria. The State of Victoria owns the copyright in the Property Sales Data and reproduction of the data in any way without the consent of the State of Victoria will constitute a breach of the Copyright Act 1968 (Cth). The State of Victoria does not warrant the accuracy or completeness of the information contained in this report and any person using or relying upon such information does so on the basis that the State of Victoria accepts no responsibility or liability whatsoever for any errors, faults, defects or omissions in the information supplied.

Statement of Information

Single residential property located outside the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode

5 LORETTAS WAY, ANGLESEA, VIC 3230

Indicative selling price

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

Price Range:

\$895,000 to \$965,000

Median sale price

Median price

\$747,500

House

X

Unit

Suburb

ANGLESEA

Period

01 October 2016 to 30 September 2017

Source



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
3 MCCONNELL CL, ANGLESEA, VIC 3230	\$705,000	02/06/2017
6 MINIFIE AVE, ANGLESEA, VIC 3230	\$1,315,000	04/05/2017
2 FERNALD AVE, ANGLESEA, VIC 3230	\$815,000	24/05/2017