

## 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

5 Manna Gum Close, Anglesea Vic 3230

**Indicative selling price**For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$720,000

&amp;

\$750,000

**Median sale price**

Median price \$675,000

House

X

Unit

Suburb or locality Anglesea

Period - From 01/01/2017

to

31/12/2017

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	3/5 Purnell St ANGLESEA 3230	\$867,000	02/10/2017
2	40 Bingley Pde ANGLESEA 3230	\$850,000	18/09/2017
3	17 Birkdale CI ANGLESEA 3230	\$720,000	27/10/2017

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 eighteen months.



**Rooms:**

**Property Type:** House (Previously Occupied - Detached)

**Land Size:** 514 sqm approx

Agent Comments

**Indicative Selling Price**

\$720,000 - \$750,000

**Median House Price**

Year ending December 2017: \$675,000

## Comparable Properties



**3/5 Purnell St ANGLESEA 3230 (REI/VG)**

Agent Comments



**Price:** \$867,000

**Method:** Private Sale

**Date:** 02/10/2017

**Rooms:** 5

**Property Type:** Townhouse (Single)

**Land Size:** 457 sqm approx



**40 Bingley Pde ANGLESEA 3230 (REI)**

Agent Comments



**Price:** \$850,000

**Method:** Private Sale

**Date:** 18/09/2017

**Rooms:** -

**Property Type:** House



**17 Birkdale Ct ANGLESEA 3230 (REI/VG)**

Agent Comments



**Price:** \$720,000

**Method:** Private Sale

**Date:** 27/10/2017

**Rooms:** 5

**Property Type:** House

**Land Size:** 1087 sqm approx