

Statement of Information prepared on: 29.12.17

Sections 47AF of the *Estate Agents Act 1980*

Property offered for sale

Address 62 Bingley Parade, Anglesea Vic 3230

Indicative selling price

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

Single price \$850,000

Median sale price

(*Delete house or unit as applicable)

Median price \$720,000

*House *

Suburb
or locality Anglesea

Period - From 1 Dec 2016 to 1 Dec 2017

Source Realestate.com.au

Comparable property sales (*Delete A or B below as applicable)

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
1. 95 Noble Street, Anglesea	\$865,000	9/12/17
2. 40 Bingley Parade, Anglesea	\$850,000	18/9/17
3. 2 Fernald Avenue, Anglesea	\$815,000	24/5/17