

# 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 10A Wray Street, Anglesea Vic 3230

### Indicative selling price

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

Single price \$750,000

### Median sale price

Median price 947,000

Property type House

Suburb Anglesea Vic 3230

Period - From 1/02/2019

to

27/02/2020

Source Realestate.com.au

### 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
19 McDougall Road, Anglesea Vic 3230	\$855,000	1 <sup>st</sup> July 2019
7/2A Walker Street, Anglesea Vic 3230	\$750,000	7 <sup>th</sup> Nov 2019
21 Purnell Street, Anglesea Vic 3230	\$800,000	22 <sup>nd</sup> Jan 2020

This Statement of Information was prepared on: 27/03/2020