

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

5-31 Purnell Street, Anglesea Vic 3230

Indicative selling price

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

Price range between \$845,000 & \$875,000

Median sale price

Median price \$1,050,000 Property type house Suburb Anglesea Vic 3230

Period - From 1/7/2019 to 1/6/2020 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
1 8 Holmwood Avenue, Anglesea Vic 3230	\$880,000	21 st Feb 2020
2 2 Purnell Street, Anglesea Vic 3230	\$1,100,000	19 th Nov 2019
3 21 Purnell Street, Anglesea Vic 3230	\$800,000	22 nd Jan 2020

This Statement of Information was prepared on: 2nd July 2020