greatoceanproperties
we sell great ocean properties

STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980

1 TENTH AVENUE, ANGLESEA, VIC 3230

4 2 2

Indicative Selling Price

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

Price Range: **$2,055,000 to $2,155,000**

Provided by: Paula Fowler, Great Ocean Properties Anglesea

MEDIAN SALE PRICE

ANGLESEA, VIC, 3230

Suburb Median Sale Price (House)

$787,750

01 January 2017 to 31 December 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.

102 MELBA PDE, ANGLESEA, VIC 3230

4 2 1

Sale Price

$2,100,000

Sale Date: 30/08/2017

Distance from Property: 271m A

15 SEVENTH AVE, ANGLESEA, VIC 3230

4 3 2

Sale Price

$2,200,000

Sale Date: 03/03/2017

Distance from Property: 490m B

148 MELBA PDE, ANGLESEA, VIC 3230

4 2 3

Sale Price

Price Withheld

Sale Date: 21/11/2017

Distance from Property: 481m C

This report has been compiled on 12/01/2018 by Great Ocean Properties Anglesea. Property Data Solutions Pty Ltd 2018 - www.pricefinder.com.au

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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	1 TENTH AVENUE, ANGLESEA, VIC 3230

Indicative selling price

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

Price Range:	$2,055,000 to $2,155,000

Median sale price

Median price	$787,750	House	X	Unit		Suburb	ANGLESEA
Period	01 January 2017 to 31 December 2017			Source	pricefinder		

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
102 MELBA PDE, ANGLESEA, VIC 3230	$2,100,000	30/08/2017
15 SEVENTH AVE, ANGLESEA, VIC 3230	$2,200,000	03/03/2017
148 MELBA PDE, ANGLESEA, VIC 3230	Price Withheld	21/11/2017