

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

37 Niblick Street, Anglesea Vic 3230

Indicative selling price

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

Single price \$755,000

Median sale price

Median price \$637,500

House

X

Unit

Suburb or locality

Anglesea

Period - From

01/10/2016

to

30/09/2017

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	25 Chatswood Dr ANGLESEA 3230	\$730,000	02/08/2017
2	17 Birkdale Cl ANGLESEA 3230	\$720,000	27/10/2017
3	50 Fairway Dr ANGLESEA 3230	\$720,000	07/02/2017

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:

Agent Comments

Comparable Properties



25 Chatswood Dr ANGLESEA 3230 (VG)

Agent Comments



Price: \$730,000

Method: Sale

Date: 02/08/2017

Rooms: -

Property Type: House (Res)

Land Size: 671 sqm approx



17 Birkdale CI ANGLESEA 3230 (REI)

Agent Comments



Price: \$720,000

Method: Private Sale

Date: 27/10/2017

Rooms: 5

Property Type: House

Land Size: 1087 sqm approx



50 Fairway Dr ANGLESEA 3230 (REI/VG)

Agent Comments



Price: \$720,000

Method: Private Sale

Date: 07/02/2017

Rooms: 5

Property Type: House

Land Size: 616 sqm approx