

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

5/4 Noble Street, Anglesea Vic 3230

Indicative selling price

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

Price range between \$450,000 & \$475,000

Median sale price

Median price \$752,500 Property type Unit Suburb Anglesea

Period - From 1/02/2018 to 31/1/2019 Source Realesatet.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 2/105 Great Ocean Road Anglesea Vic 3230	\$670,000	5 th Sept 2018
2 3/105 Great Ocean Road Anglesea Vic 3230	\$430,000	30 th Jan 2018
3 3/14-16 McRorie Street, Anglesea Vic 3230	\$460,000	13 th Oct 2018

This Statement of Information was prepared on: 29th September 2019