

STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



5/32 MCMILLAN STREET, ANGLESEA, VIC  3  2  3

Indicative Selling Price

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

Price Range: **\$910,000 to \$950,000**

Provided by: Simon Horne, Condie & Co Real Estate

MEDIAN SALE PRICE



ANGLESEA, VIC, 3230

Suburb Median Sale Price (House)

\$795,000

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.



15 FERNALD AVE, ANGLESEA, VIC 3230  3  2  2

Sale Price

****\$891,000**

Sale Date: 21/02/2018

Distance from Property: 469m



137 GREAT OCEAN RD, ANGLESEA, VIC 3230  3  3  2

Sale Price

***\$1,225,000**

Sale Date: 15/02/2018

Distance from Property: 551m



5 MANNA GUM CL, ANGLESEA, VIC 3230  3  2  1

Sale Price

****\$720,000**

Sale Date: 13/02/2018

Distance from Property: 1.6km



This report has been compiled on 26/03/2018 by Condie & Co Real Estate. 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 5/32, MCMILLAN STREET, ANGLESEA, VIC 3230

Indicative selling price

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

Price Range: \$910,000 to \$950,000

Median sale price

Median price \$795,000

House ☒

Unit ☐

Suburb ANGLESEA

Period 01 January 2017 to 31 December 2017

Source 

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
15 FERNALD AVE, ANGLESEA, VIC 3230	**\$891,000	21/02/2018
137 GREAT OCEAN RD, ANGLESEA, VIC 3230	*\$1,225,000	15/02/2018
5 MANNA GUM CL, ANGLESEA, VIC 3230	**\$720,000	13/02/2018