

**Statement of Information prepared on: 17.4.19****Sections 47AF of the *Estate Agents Act 1980*****Property offered for sale**

Address 1/166 Great Ocean Road, Anglesea Vic 3230

**Indicative selling price**For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Price Range \$475,000

\$495,000

**Median sale price**

Median price \$875,000

\*House \*

Suburb  
or locality Anglesea Vic 3230

Period - From 28/03/2018 to 28/03/2019

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. 2/105 Great Ocean Road, Anglesea Vic 3230   | \$670,000 | 5 <sup>th</sup> Sept 2018   |
| 2. 11/143D Great Ocean Road, Anglesea Vic 3230 | \$690,000 | 8 <sup>th</sup> Sept 2018   |
| 3. 29 Fairway Drive, Anglesea Vic 3230         | \$677,000 | 17 <sup>th</sup> April 2018 |