

# 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

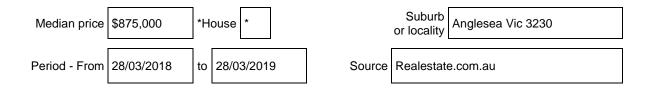
#### Indicative selling price

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

Price Range \$475,000

\$495,000

## Median sale price



## **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