Statement of Information Single residential property located outside the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

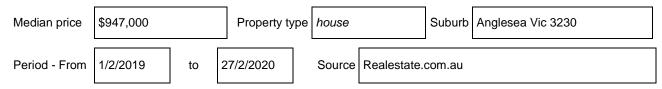
Property offered for sale Address Including suburb or Including suburb or Iccality and postcode Indicative selling price

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

Price

\$715,000

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- 8 Butterworth Avenue, Anglesea Vic 3230 | \$860,000 | 28 th Feb 2020 |
| 2- 11 Hillcrest Road, Anglesea VIC 3230 | \$860,000 | 20 th Jan 2020 |
| 3- 15 Chatswood Drive, Anglesea Vic 3230 | \$771,000 | 22 nd May 2019 |

This Statement of Information was prepared on: 28/04/2020

