

# 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

11 Hyland Court, 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

\$715,000

### Median sale price

Median price

\$947,000

Property type

house

Suburb

Anglesea Vic 3230

Period - From

1/2/2019

to

27/2/2020

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

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