

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

8 Butterworth Crescent, Anglesea Vic 3230

Indicative selling price

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

Single price

\$860,000

Median sale price

Median price

\$945,000

Property type

house

Suburb

Anglesea Vic 3230

Period - From

1/12/18

to

19/12/19

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- 47 Murray Street, Anglesea Vic 3230	\$880,000	11 th Dec 2019
2- 4 Fraser Avenue, Anglesea Vic 3230	\$850,000	6 th Jan 2020
3- 15 Chatswood Drive, Anglesea Vic 3230	\$771,000	22 nd May 2019

This Statement of Information was prepared on:

7th February 2020