

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

19 Weir Street, Anglesea Vic 3230

Indicative selling price

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

Single price \$495,000

Median sale price

Median price \$750,000 House ☒ Unit ☐ Suburb or locality Anglesea

Period - From 01/04/2017 to 31/03/2018 Source REIV

Comparable property sales (*Delete A or B below as applicable)

A* These are the three properties sold within five kilometres of the property for sale in the last eighteen 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	70 Parker St ANGLESEA 3230	\$570,000	07/04/2018
2	54 Mcmillan St ANGLESEA 3230	\$495,000	26/03/2018
3	1 Russell Av ANGLESEA 3230	\$450,000	19/03/2018

OR

B* The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within five kilometres of the property for sale in the last eighteen months.



Rooms:
Property Type: Land
Land Size: 640 sqm approx
Agent Comments

Indicative Selling Price
\$495,000
Median House Price
Year ending March 2018: \$750,000

Comparable Properties

70 Parker St ANGLESEA 3230 (REI)

Agent Comments



Price: \$570,000
Method: Auction Sale
Date: 07/04/2018
Rooms: -
Property Type: Land
Land Size: 867 sqm approx



54 Mcmillan St ANGLESEA 3230 (REI)

Agent Comments



Price: \$495,000
Method: Private Sale
Date: 26/03/2018
Rooms: -
Property Type: Land
Land Size: 656 sqm approx



1 Russell Av ANGLESEA 3230 (REI/VG)

Agent Comments



Price: \$450,000
Method: Private Sale
Date: 19/03/2018
Rooms: -
Property Type: Land
Land Size: 664 sqm approx