

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 3/13 Wray Street Anglesea 3230

Indicative selling price

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

Price range between \$900,000 & \$950,000

Median sale price

Median price \$1,360,000 Property type House Suburb Anglesea

Period - From 27/10/20 to 27/10/21 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
10/278 Purnell Street Anglesea	\$1,250,000	6/11/2021
45 McDougall Street Anglesea	\$995,000	25/01/2021
5/3 Walker Street Anglesea	\$739,000	12/07/2021

This Statement of Information was prepared on: 24/11/2021