greatoceanproperties
we sell great ocean properties

STATEMENT OF INFORMATION
Section 47AF of the Estate Agents Act 1980

20 HOLMWOOD AVENUE, ANGLESEA, VIC 🛏 3 🛁 1 🚗 2
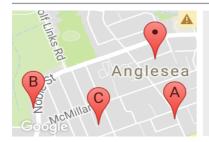
Indicative Selling Price

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

Price Range: **$855,000 to $895,000**

Provided by: ian Lawless, Great Ocean Properties Anglesea

MEDIAN SALE PRICE

ANGLESEA, VIC, 3230

Suburb Median Sale Price (House)

$710,000

01 July 2016 to 30 June 2017

Provided by: **pricefinder**

COMPARABLE PROPERTIES

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.

13 MURRAY ST, ANGLESEA, VIC 3230 🛏 3 🛁 1 🚗 3

Sale Price

$1,100,000

Sale Date: 29/07/2016

Distance from Property: 445m Ⓐ

87 NOBLE ST, ANGLESEA, VIC 3230 🛏 3 🛁 2 🚗 2

Sale Price

$875,000

Sale Date: 12/04/2017

Distance from Property: 865m Ⓑ

14 GREEVES ST, ANGLESEA, VIC 3230 🛏 3 🛁 2 🚗 2

Sale Price

$880,000

Sale Date: 14/03/2017

Distance from Property: 592m Ⓒ

Statement of Information

Single residential property located outside the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Property offered for sale

Address Including suburb and postcode	20 HOLMWOOD AVENUE, ANGLESEA, VIC 3230

Indicative selling price

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

Price Range:	$855,000 to $895,000

Median sale price

Median price	$710,000	House	X	Unit		Suburb	ANGLESEA
Period	01 July 2016 to 30 June 2017			Source		pricefinder	

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
13 MURRAY ST, ANGLESEA, VIC 3230	$1,100,000	29/07/2016
87 NOBLE ST, ANGLESEA, VIC 3230	$875,000	12/04/2017
14 GREEVES ST, ANGLESEA, VIC 3230	$880,000	14/03/2017