



Statement of Information prepared on:09/02/2018

Sections 47AF of the *Estate Agents Act 1980*

Property offered for sale

Address 14 Fairway Drive, Anglesea Vic 3230

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Range \$795,000 \$815,000

Median sale price

(*Delete house or unit as applicable)

Median price \$740,000 *House * *Unit Suburb or locality Anglesea Vic 3230

Period - From 22/01/2017 to 22/01/2018 Source Realestate.com.au

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 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. 95 Noble Street, Anglesea Vic 3230	\$865,000	13 th Dec 2017
2. 17 Birkdale Close, Anglesea Vic 3230	\$720,000	27 th Oct 2017
3. 87 Noble Street, Anglesea Vic 3230	\$875,000	12 th April 2017