



**Statement of Information prepared on: 05/01/2018**

**Sections 47AF of the Estate Agents Act 1980**

**Property offered for sale**

Address

**Indicative selling price**

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

Single price

**Median sale price**

(\*Delete house or unit as applicable)

Median price  \*House  \*Unit  Suburb or locality

Period - From  to  Source

**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. 157A Great Ocean Road, Anglesea Vic 3230	\$1,265,000	9 <sup>th</sup> Jan 2018
2. 22 Cameron Road, Anglesea Vic 3230	\$1,312,000	18 <sup>th</sup> June 2017
3. 6A Minifie Avenue, Anglesea Vic 3230	\$1,315,000	4 <sup>th</sup> May 2017

**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 18 months.