

Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address Including suburb and postcode

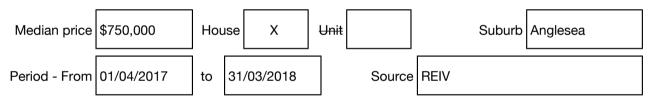
1A River Reserve Road, Anglesea Vic 3230

Indicative selling price

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

Single price \$2,600,000

Median sale price



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

A* These are the three properties sold within two kilometres of the property for sale in the last six 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	5 First Av ANGLESEA 3230	\$2,100,000	17/04/2018
2	25 Third Av ANGLESEA 3230	\$1,900,000	02/02/2018
3	14 Melba Pde ANGLESEA 3230	\$1,500,000	02/02/2018

OR

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

Account - Hayden Torquay | P: 03 52612101 | F: 03 5261 4422

propertydata

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The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.







Rooms: Property Type: Agent Comments Indicative Selling Price \$2,600,000 Median House Price Year ending March 2018: \$750,000

Comparable Properties

5 First Av ANGLESEA 3230 (REI) 4 3 4 4 4 4 4 4 4 4 4 4 4 4 4 4 4 4 4 4	Agent Comments
25 Third Av ANGLESEA 3230 (REI) 4 4 4 4 4 Price: \$1,900,000 Method: Private Sale Date: 02/02/2018 Rooms: 8 Property Type: House Land Size: 1605 sqm approx	Agent Comments
14 Melba Pde ANGLESEA 3230 (REI/VG) Image: 1 Image: 2 Image: 3 Price: \$1,500,000 Method: Private Sale Date: 02/02/2018 Rooms: 6 Property Type: House Land Size: 958 sqm approx	Agent Comments

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