



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 or
locality and postcode

13 NEPEAN ROAD BOLWARRA

Indicative selling price

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

Single price \$535,000

Median sale price

(*Delete house or unit as applicable)

Median price \$222,501

*House

*Unit

Suburb
or locality ANGLESEA

Period - From 21/08/2016 to 21/08/2017

Source REA PROPERTY DATA

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	60 CALEDONIAN HILL BOLWARRA	\$455,000	17/11/2016
2	58 LEVETTS ROAD BOLWARRA	\$310,000	11/10/2016
3	8729 PRINCES HIGHWAY BOLWARRA	\$350,000	29/09/2016