

Statement of Information

# Single residential property located outside the Melbourne metropolitan area

## Section 47AF of the Estate Agents Act 1980

## Property offered for sale

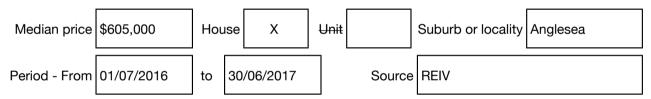
Address Including suburb or locality andpostcode 137-141 Great Ocean Road, Anglesea Vic 3230

#### Indicative selling price

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

Single price \$1,100,000

#### Median sale price



#### 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 lasteighteen months that the estate agent or agent's representative considers to be most comparableto the property for sale.

Address of comparable property	Price	Date of sale
1		
2		
3		

OR

**B**<sup>\*</sup> 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 eighteen months.

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

propertydata

#### Generated: 06/09/2017 12:56

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.









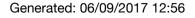
Rooms: Property Type: Townhouse Agent Comments Indicative Selling Price \$1,100,000 Median House Price Year ending June 2017: \$605,000

Prices starting from: \$1,100,000 Unit 5, 137-141 Great Ocean Road, Anglesea - \$1,100,000 Unit 6, 137-141 Great Ocean Road, Anglesea - \$1,100,000 Unit 7, 137-141 Great Ocean Road, Anglesea - \$1,250,000

# **Comparable Properties**

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 eighteen months.

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



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.

