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 and postcode

5 Foster Street 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)

Single Price	\$595,000	or range between	&	

Median sale price

(*Delete house or unit as applicable)

Median Price	\$890,000	Prope	erty type		House	Suburb	Anglesea
Period-from	01 May 2019	to	30 Apr 2020 Source		Source	Corelogic	

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
13 Mawson Avenue Anglesea VIC 3230	\$725,000	02-May-19
55A Harvey Street Anglesea VIC 3230	\$700,000	19-Aug-19
23 McDougall Road Anglesea VIC 3230	\$540,000	28-May-19

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.

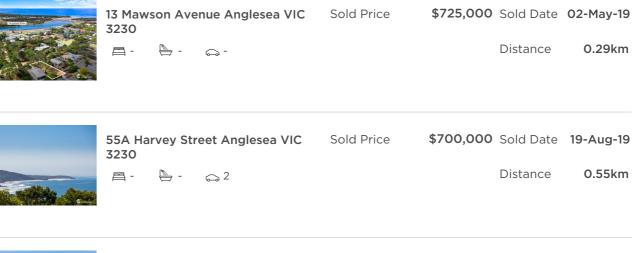
This Statement of Information was prepared on: 06 May 2020



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23 McDougall Road Anglesea VIC 3230	Sold Price	\$540,000	Sold Date	28-May-19
≞- ≜- ⊶-			Distance	1.32km

RS = Recent sale UN = Undisclosed Sale

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