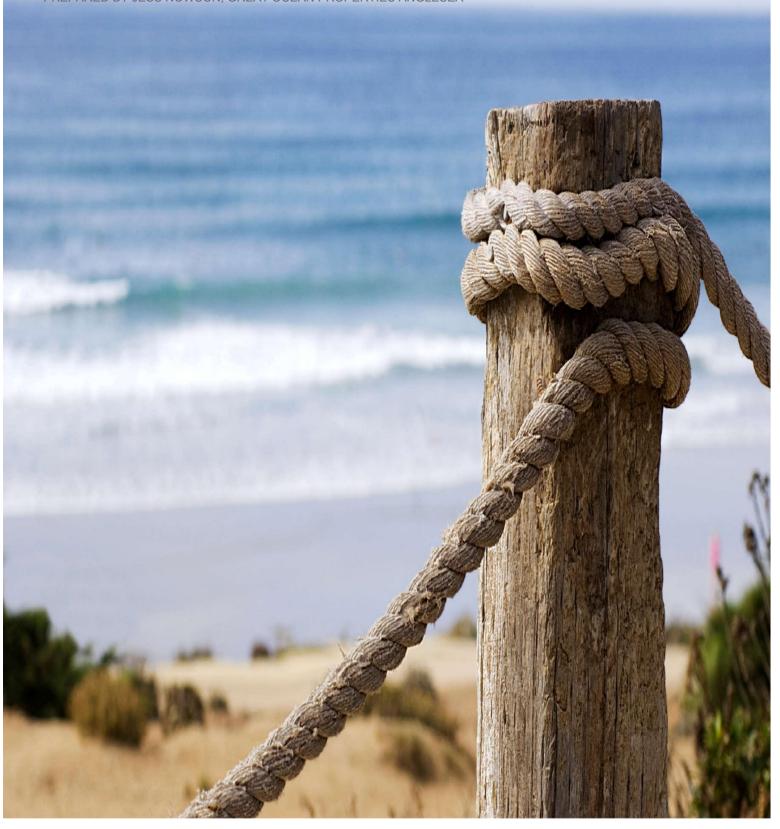
STATEMENT OF INFORMATION

27 HOLMWOOD AVENUE, ANGLESEA, VIC 3230

PREPARED BY JESS NOWSON, GREAT OCEAN PROPERTIES ANGLESEA





Statement of Information

Single residential property located outside the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Instructions: The instructions in this box do not form part of this Statement of Information and are not required to be included in the completed Statement of Information for the property being offered for sale.

The Director of Consumer Affairs Victoria has approved this form of the Statement of Information for section 47AF of the Estate Agents Act 1980.

The estate agent or agent's representative engaged to sell the property is required to prepare this Statement of Information. It must be used when a single residential property located outside the Melbourne metropolitan area is being offered for sale. The Determination setting out the local government areas that comprise the Melbourne metropolitan area is published on the Consumer Affairs Victoria website at consumer.vic.gov.au/underquoting. The indicative selling price in this Statement of Information may be expressed as a single price, or as a price range with the difference between the upper and lower amounts not more than 10% of the lower amount.

This Statement of Information must be provided to a prospective buyer within two business days of a request and displayed at any open for inspection for the property for sale.

It is recommended that the address of the property being offered for sale be checked at services.land.vic.gov.au/landchannel/content/addressSearch before being entered in this Statement of Information.

Property offered for sale	Pro	perty	offered	for	sale
---------------------------	-----	-------	---------	-----	------

Address Including suburb and postcode	27 HOLMWOOD AVENUE, ANGLESEA, VIC 3230
postcode	27 HOLMWOOD AVENUE, ANGLESEA, VIC 3230

Indicative selling price

For the n	naanina	of thic	nrica	CAA CANC	umar vic	וו/ווב עסמ	nderquoting
1 01 1110 11	nearing '	ບເພນ	PHICE	See cons	ulliel.vic.	gov.au/u	naciquoting

Single Price:	\$1.425m
---------------	----------

Median sale price

Median price	\$947,000 Property type		House	Suburb	ANGLESEA
Period	01 April 2019 to 31 March 2020		Source	p	ricefinder

Comparable property sales

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
16 FREDERICK ST, ANGLESEA, VIC 3230	\$1,406,000	21/11/2019
23 HOLMWOOD AVE, ANGLESEA, VIC 3230	\$2,300,000	28/01/2020
46 JACKSON ST, ANGLESEA, VIC 3230	**\$1,590,000	30/03/2020

This Statement of Information was prepared on:

09/04/2020

