STATEMENT OF INFORMATION

228 GREAT OCEAN ROAD, ANGLESEA, VIC 3230

PREPARED BY PAULA FOWLER, GREAT OCEAN PROPERTIES ANGLESEA



greatoceanproperties
we sell great ocean properties

greatoceanproperties
we sell great ocean properties

STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



228 GREAT OCEAN ROAD, ANGLESEA,

3 2 2

Indicative Selling Price

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

Single Price: **$720,000**

Provided by: Paula Fowler, Great Ocean Properties Anglesea

MEDIAN SALE PRICE



ANGLESEA, VIC, 3230

Suburb Median Sale Price (House)

$710,000

01 July 2016 to 30 June 2017

Provided by: pricefinder

COMPARABLE PROPERTIES

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.



209 GREAT OCEAN RD, ANGLESEA, VIC 3230

3 2 5

Sale Price

$845,000

Sale Date: 06/05/2017

Distance from Property: 312m A



124 MELBA PDE, ANGLESEA, VIC 3230

3 2 2

Sale Price

$1,600,000

Sale Date: 24/12/2016

Distance from Property: 490m B



65 FIFTH AVE, ANGLESEA, VIC 3230

4 1 4

Sale Price

***$675,000**

Sale Date: 01/05/2017

Distance from Property: 328m C

This report has been compiled on 15/08/2017 by Great Ocean Properties Anglesea. Property Data Solutions Pty Ltd 2017 - www.pricefinder.com.au

© The State of Victoria. The State of Victoria owns the copyright in the Property Sales Data and reproduction of the data in any way without the consent of the State of Victoria will constitute a breach of the Copyright Act 1968 (Cth). The State of Victoria does not warrant the accuracy or completeness of the information contained in this report and any person using or relying upon such information does so on the basis that the State of Victoria accepts no responsibility or liability whatsoever for any errors, faults, defects or omissions in the information supplied.

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 and postcode	228 GREAT OCEAN ROAD, ANGLESEA, VIC 3230

Indicative selling price

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

Single Price:	$720,000

Median sale price

Median price	$710,000	House	X	Unit	
Suburb	ANGLESEA				
Period	01 July 2016 to 30 June 2017	Source	pricefinder		

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
209 GREAT OCEAN RD, ANGLESEA, VIC 3230	$845,000	06/05/2017
124 MELBA PDE, ANGLESEA, VIC 3230	$1,600,000	24/12/2016
65 FIFTH AVE, ANGLESEA, VIC 3230	*$675,000	01/05/2017