

# 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 and postcode

98 Harvey Street, Anglesea Vic 3230

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Single price

\$975,000

### Median sale price

Median price \$850,000 Property type House Suburb Anglesea Vic 3230

Period - From 01/01/2018 to 02/01/2019 Source Realestate.com.au

### 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
1 9A McMahon Avenue, Anglesea Vic 3230	\$1,050,000	5 <sup>th</sup> April 2018
2 85 Harvey Street, Anglesea Vic 3230	\$1,100,000	7 <sup>th</sup> Dec 2018
3 8 Charles Street, Anglesea Vic 3230	\$1,225,000	12 <sup>th</sup> Jan 2018

This Statement of Information was prepared on: 13<sup>th</sup> September 2019