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STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



23 MCMAHON AVENUE, ANGLESEA, VIC

3 | 2 | -

Indicative Selling Price

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

Price Range: **665,000 to 705,000**

Provided by: ian Lawless, Great Ocean Properties Anglesea

MEDIAN SALE PRICE



ANGLESEA, VIC, 3230

Suburb Median Sale Price (House)

$717,500

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.



10 BIRKDALE CL, ANGLESEA, VIC 3230

3 | 1 | 4

Sale Price

$620,000

Sale Date: 04/04/2017

Distance from Property: 226m

A



26 MCMAHON AVE, ANGLESEA, VIC 3230

3 | 2 | 1

Sale Price

$690,000

Sale Date: 28/09/2016

Distance from Property: 260m

B



19 BELTON ST, ANGLESEA, VIC 3230

3 | 2 | 2

Sale Price

$722,500

Sale Date: 18/06/2016

Distance from Property: 360m

C

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17 BIRDIE AVE, ANGLESEA, VIC 3230

2 1 3

Sale Price

$580,000

Sale Date: 26/03/2017

Distance from Property: 135m

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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	23 MCMAHON AVENUE, ANGLESEA, VIC 3230

Indicative selling price

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

Price Range:	665,000 to 705,000

Median sale price

Median price	$717,500	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
10 BIRKDALE CL, ANGLESEA, VIC 3230	$620,000	04/04/2017
26 MCMAHON AVE, ANGLESEA, VIC 3230	$690,000	28/09/2016
19 BELTON ST, ANGLESEA, VIC 3230	$722,500	18/06/2016
17 BIRDIE AVE, ANGLESEA, VIC 3230	$580,000	26/03/2017