



**Statement of Information prepared on: 14<sup>th</sup> August 2018**  
**Sections 47AF of the Estate Agents Act 1980**

**Property offered for sale**

Address 2/105 Great Ocean Road, Anglesea Victoria 3230

**Indicative selling price**

For the meaning of this price see consumer.vic.gov.au/underquoting (\*Delete single price or range as applicable)

price \$650,000

**Median sale price**

(\*Delete house or unit as applicable)

Median price

\$837,500

\*House

\*

\*Unit

Suburb  
or  
locality

Anglesea Vic 3230

Period - From 06/08/2017 to 06/08/2018

Source Realestate.com.au

**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
1. 15 Noble Street, Anglesea Vic 3230	\$605,000	13 <sup>th</sup> July 2017
2. 2 Gabba Court Anglesea Vic 3230	\$692,000	26 <sup>th</sup> April 2018
3. 5/143D Great Ocean Road, Anglesea Vic 3230	\$770,000	10 <sup>th</sup> May 2017

**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.