



## 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 or  
locality and postcode

3/105 GREAT OCEAN ROAD, ANGLESEA
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### Indicative selling price

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

Price

\$825,000
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### Median sale price

(\*Delete house or unit as applicable)

Median price

\$903,750
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\*House

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\*Unit

X
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Suburb  
or locality

ANGLESEA
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Period - From

1/5/20
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to

30/4/21
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Source

CORELOGIC
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### 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	7/105 GREAT OCEAN ROAD, ANGLESEA	\$960,000	27/1/21
2	5/31 PURNELL STREET, ANGLESEA	\$875,000	9/7/20
3	2/61 GREAT OCEAN ROAD, ANGLESEA	\$715,000	13/10/20

This Statement of Information was prepared on 10 May 2021