

Statement of Information  
**Single residential property located outside the  
Melbourne metropolitan area**

Section 47AF of the *Estate Agents Act 1980*



**SOULFUL LIVING**  
REAL ESTATE

**Property offered for sale.**

Address

31 Russell Avenue, Anglesea Vic 3230

**Indicative selling price**

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

Single Price

\$1,580,000

**Median sale price**

Median price \$1,735,000

Property type house

Suburb Anglesea

Period - From Sept 2022

to

August 2023

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
10 Baker Street, Anglesea Vic 3230	\$2,000,000	14 <sup>th</sup> April 2023
47 Fraser Street, Anglesea Vic 3230	\$1,770,000	23 <sup>rd</sup> April 2023
48 Fraser Street, Anglesea Vic 3230	\$1,700,000	3 <sup>rd</sup> Feb 2023

**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.

This Statement of Information was prepared on: 13.09.2023