

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

14 Fourth 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)

Specific Price

\$1,195,000

**Median sale price**

Median price

\$1,447,500

Property type

house

Suburb

Anglesea

Period - From

March 2024

to

Feb 2025

Source

Realestate.com.au

**Comparable property sales**

**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 – 26 Sixth Avenue, Anglesea Vic 3230  | \$1,175,000 | 15 <sup>th</sup> Oct 2024 |
| 2 – 42 Odonohue Road, Anglesea Vic 3230 | \$1,400,000 | 11 <sup>th</sup> Feb 2025 |
| 3 – 170 Melba Parade, Anglesea Vic 3230 | \$1,400,000 | 31 <sup>st</sup> Jan 2025 |

This Statement of Information was prepared on: 20.3.2025