

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

2 Gardiner Avenue, Anglesea Vic 3230

Indicative selling price

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

Single Price | \$4,500,000

Median sale price

Median price \$1,460,000

Property type house

Suburb Anglesea

Period - From Jan 2024

to

Dec 2024

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 – 30 Melba Parade, Anglesea Vic 3230	\$5,300,000	28 th March 2024
2 – 24A Melba Parade, Anglesea Vic 3230	\$4,875,000	1 st Nov 2024
3 – 14 Harvey Street, Anglesea Vic 3230	\$4,700,000	29 th Nov 2023

This Statement of Information was prepared on: 16.1.2025