

Statement of Information

Single residential property located outside the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode

20 CAMERON ROAD ANGLESEA VIC 3230

Indicative selling price

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

Single Price

or range
between

\$1,785,000

&

\$1,825,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$1,705,000

Property type

House

Suburb

Anglesea

Period-from

01 Mar 2022

to

28 Feb 2023

Source

Corelogic

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

15 INGRAM ROAD ANGLESEA VIC 3230	\$1,880,000	25-Aug-22
10 SECOND AVENUE ANGLESEA VIC 3230	\$1,885,000	01-Dec-22
48 FRASER AVENUE ANGLESEA VIC 3230	\$1,700,000	05-Feb-23

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: 28 March 2023


15 INGRAM ROAD ANGLESEA VIC 3230

Sold Price

\$1,880,000

Sold Date

25-Aug-22

3

2

2

Distance

0.93km
10 SECOND AVENUE ANGLESEA VIC 3230

Sold Price

\$1,885,000

Sold Date

01-Dec-22

3

1

4

Distance

1.9km
48 FRASER AVENUE ANGLESEA VIC 3230

Sold Price

^{RS} **\$1,700,000**

Sold Date

05-Feb-23

3

2

2

Distance

1.24km**RS** = Recent sale**UN** = Undisclosed Sale

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