

# 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 or locality and postcode

15 CHARLES STREET, ANGLESEA, VIC 3230

### Indicative selling price

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

Price range between \$2,000,000 & \$2,100,000

### Median sale price

Median price \$1,692,500 Property type HOUSE Suburb ANGLESEA

Period - From Jan 2022 to Dec 2022 Source REA

### Comparable property sales

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	13 MCMAHON AVENUE, ANGLESEA, VIC 3230	\$1,550,000	10/01/2023
2	11 DIGGERS PARADE, ANGLESEA, VIC 3230	\$2,150,000	03/01/2023
3	1 MCMAHON AVENUE, ANGLESEA, VIC 3230	\$1,900,000	16/12/2022

This Statement of Information was prepared on: January 19, 2023