

## 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

1/1 Minifie Avenue Anglesea VIC 3230

### Indicative selling price

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

Single Price

\$750,000

or range  
between

&

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$903,750

Property type

Unit

Suburb

Anglesea

Period-from

01 May 2020

to

30 Apr 2021

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

7/2A Walker Street Anglesea VIC 3230	\$750,000	01-Nov-19
2/61 Great Ocean Road Anglesea VIC 3230	\$715,000	13-Oct-20
2/14-16 McRorie Street Anglesea VIC 3230	\$620,000	12-Oct-20

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.~~

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**7/2A Walker Street Anglesea VIC 3230**

2 1 1

Sold Price

**\$750,000**

Sold Date

**01-Nov-19**

Distance

**0.76km**



**2/61 Great Ocean Road Anglesea VIC 3230**

2 2 1

Sold Price

**\$715,000**

Sold Date

**13-Oct-20**

Distance

**0.88km**



**2/14-16 McRorie Street Anglesea VIC 3230**

2 1 1

Sold Price

**\$620,000**

Sold Date

**12-Oct-20**

Distance

**1.06km**

**RS** = Recent sale

**UN** = Undisclosed Sale

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