# 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

38b McMillan Street, Anglesea Vic 3230

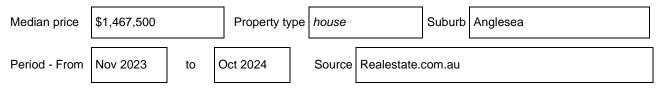
### Indicative selling price

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

Specific Price

\$1,495,000

### Median sale price



### **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 – 31 Russell Ave, Anglesea Vic 3230	\$1,695,000	26 <sup>th</sup> Sept 2023
2 – 70 Parker Street, Anglesea Vic 3230	\$1,800,000	8 <sup>th</sup> Feb 2024
3 – 1 / 2 Tonge Street, Anglesea Vic 3230	\$1,450,000	3 <sup>rd</sup> May 2024

This Statement of Information was prepared on: 6.11.2024

