

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

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

Median price

\$1,467,500

Property type

house

Suburb

Anglesea

Period - From

Nov 2023

to

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

This Statement of Information was prepared on: 6.11.2024