

## 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

23 PICKWORTH DRIVE 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

or range  
between

\$1,800,000

&

\$1,850,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$1,472,500

Property type

House

Suburb

Anglesea

Period-from

01 Mar 2024

to

28 Feb 2025

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

23A PICKWORTH DRIVE ANGLESEA VIC 3230	\$2,620,000	11-Apr-24
115 HARVEY STREET ANGLESEA VIC 3230	\$1,810,000	16-Jul-24
50 MCMAHON AVENUE ANGLESEA VIC 3230	\$1,730,000	14-Jul-24

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: 04 March 2025



**23A PICKWORTH DRIVE  
 ANGLESEA VIC 3230**

 4  2  1

Sold Price **\$2,620,000** Sold Date **11-Apr-24**

Distance **0.02km**



**115 HARVEY STREET ANGLESEA  
 VIC 3230**

 3  2  2

Sold Price **\$1,810,000** Sold Date **16-Jul-24**

Distance **0.17km**



**50 MCMAHON AVENUE ANGLESEA  
 VIC 3230**

 4  2  2

Sold Price **\$1,730,000** Sold Date **14-Jul-24**

Distance **0.21km**

RS = Recent sale      UN = Undisclosed Sale

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