

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

234 Great Ocean Road, Anglesea Vic 3230

Indicative selling price

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

Single price

\$1,950,000

Median sale price

Median price

\$1,770,000

Property type

house

Suburb

Anglesea

Period - From

March 2022

to

April 2023

Source

Realestate.com.au

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

236 Great Ocean Road, Anglesea Vic 3230	\$2,070,000	3 rd Oct 2022
11 Sixth Ave, Anglesea Vic 3230	\$2,000,000	28 th Nov 2022
2A Third Avenue, Anglesea Vic 3230	\$2,080,000	8 th Oct 2022

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: 5.04.2023