

# 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

3/137 Great Ocean Road, Anglesea Vic 3230

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Single Price

\$1,900,000

### Median sale price

Median price

\$1,460,000

Property type

house

Suburb

Anglesea

Period - From

Jan 2025

to

Dec 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 – 2 Saltwater Place, Anglesea Vic 3230	\$1,900,000	31st May 2024
2 – 3 Wallis Street, Anglesea Vic 3230	\$1,850,000	23 <sup>rd</sup> Feb 2024
3 – 6 Forrest Court, Anglesea Vic 3230	\$1,600,000	5 <sup>th</sup> Nov 2024

This Statement of Information was prepared on: 14.1.2025