

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

34 Fairway Drive, Anglesea Vic 3230

Indicative selling price

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

Price range
between

\$1,450,000

&

\$1,550,000

Median sale price

Median price

\$1,475,000

Property type

house

Suburb

Anglesea

Period - From

Oct 2023

to

Sept 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 – 1 Niblick Street, Anglesea Vic 3230	\$1,455,000	1 st Feb 2024
2 – 95 Noble Street, Anglesea Vic 3230	\$1,400,000	20 th April 2024
3 – 50 McMahon Avenue, Anglesea Vic 3230	\$1,730,000	12 th July 2023

This Statement of Information was prepared on: 22.10.2024