

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

1 Craigdarroch Ave, Anglesea Vic 3230

Indicative selling price

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

Single Price

\$1,900,000

Median sale price

Median price

\$1,485,000

Property type

house

Suburb

Anglesea

Period - From

Dec 2023

to

Nov 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 – 70 Parker Street, Anglesea Vic 3230	\$1,800,000	5 th Feb 2024
2 – 3 Wallis Street, Anglesea Vic 3230	\$1,850,000	23 rd Feb 2024
3 – 50 McMahon Avenue, Anglesea Vic 3230	\$1,730,000	14 th July 2024

This Statement of Information was prepared on: 26.12.2024