

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

49 CAMP 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 \$1,495,000

Median sale price

(*Delete house or unit as applicable)

Median Price \$1,525,000

Property type House

Suburb Anglesea

Period-from 01 Apr 2023

to 31 Mar 2024

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
15 INGRAM ROAD ANGLESEA VIC 3230	\$1,900,000	15-Sep-23
13 MCCONNELL CLOSE ANGLESEA VIC 3230	\$1,490,000	06-Dec-23
7 HYLAND COURT ANGLESEA VIC 3230	\$1,585,000	29-Aug-23

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 April 2024



15 INGRAM ROAD ANGLESEA VIC 3230

Sold Price

\$1,900,000

Sold Date

15-Sep-23

 4  2  2

Distance

0.62km



13 MCCONNELL CLOSE ANGLESEA VIC 3230

Sold Price

\$1,490,000

Sold Date

06-Dec-23

 3  1  2

Distance

0.65km



7 HYLAND COURT ANGLESEA VIC 3230

Sold Price

\$1,585,000

Sold Date

29-Aug-23

 4  1  2

Distance

1.19km

RS = Recent sale

UN = Undisclosed Sale

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