

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

10 McMillan Street, Anglesea Vic 3230

Indicative selling price

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

Single Price

\$1,680,000

Median sale price

Median price

\$1,460,000

Property type

house

Suburb

Anglesea

Period - From

Jan 2024

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 – 12 Chatswood Drive, Anglesea Vic 3230	\$1,650,000	22nd Nov 2024
2 – 3 Wallace 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: 28.1.2025