



## Statement of Information

**Single residential property located outside  
the Melbourne metropolitan area**

Sections 47AF of the *Estate Agents Act 1980*

### Property offered for sale

Address  
Including suburb or  
locality and postcode

10 ALLEN STREET, ANGLESEA

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Price Range \$1,245,000 - \$1,295,000

### Median sale price

(\*Delete house or unit as applicable)

Median price \$1,715,000

\*House X

\*Unit

Suburb  
or locality ANGLESEA

Period - From 31/05/2022 to 01/06/2023

Source REALESTATE.COM.AU

### 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
1	74 NOBLE STREET, ANGLESEA	\$1,300,000	28/04/23
2	2 SPARROW AVENUE, ANGLESEA	\$1,255,000	23/03/23
3	18 LUBEL STREET, ANGLESEA	\$1,220,000	24/01/23

This Statement of Information was prepared on 15 June 2023