

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

3 Pickworth Drive, Anglesea Vic 3230

Indicative selling price

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

Single Price

\$2,200,000

Median sale price

Median price

\$1,745,000

Property type

house

Suburb

Anglesea

Period - From

June 2022

to

May 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 Pickworth Drive, Anglesea Vic 3230	\$2,900,000	25 th August 2022
90 Noble Street, Anglesea Vic 3230	\$2,175,000	15 th March 2023
44 Jackson Street, Anglesea Vic 3230	\$2,375,000	4 th Nov 2022

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: 28.06.2023