

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

2 Sixth Avenue, Anglesea Vic 3230

Indicative selling price

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

Price range between \$2,950,000 & \$3,200,000

Median sale price

Median price \$1,485,000

Property type *house*

Suburb Anglesea

Period - From Sept 2023

to

August 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 – 30 Melba Parade, Anglesea Vic 3230	\$5,300,000	28 th March 2024
2 – 21 Seventh Avenue, Anglesea Vic 3230	\$3,500,000	20 th March 2023
3 – 149 Great Ocean Road, Anglesea Vic 3230	\$4,175,000	14 th April 2023

This Statement of Information was prepared on: 11.9.2024