

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

15 Ingram Road, Anglesea Vic 3230

Indicative selling price

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

Single Price

\$1,900,000

Median sale price

Median price

\$1,770,000

Property type

house

Suburb

Anglesea

Period - From

July 2022

to

June 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 |
|-------------------------------------|-------------|-----------------------------|
| 10 Baker Street, Anglesea Vic 3230 | \$2,000,000 | 14 th April 2023 |
| 47 Fraser Street, Anglesea Vic 3230 | \$1,770,000 | 23 rd April 2023 |
| 48 Fraser Street, Anglesea Vic 3230 | \$1,700,000 | 3 rd Feb 2023 |

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: 16.07.2023