

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

14 Fourth Avenue, Anglesea Vic 3230

Indicative selling price

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

Specific Price

\$1,250,000

Median sale price

Median price

\$1,447,500

Property type

house

Suburb

Anglesea

Period - From

Feb 2024

to

Jan 2025

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 – 161 Great Ocean Road, Anglesea Vic 3230	\$1,460,000	16 th March 2024
2 – 42 Odonohue Road, Anglesea Vic 3230	\$1,400,000	11 th Feb 2025
3 – 170 Melba Parade, Anglesea Vic 3230	\$1,400,000	31 st Jan 2025

This Statement of Information was prepared on: 19.2.2025