

## Statement of Information

# Single residential property located outside the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

### Property offered for sale

Address  
Including suburb and  
postcode

2/3 Walker Street Anglesea VIC 3230

### 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)

Single Price

or range  
between

\$720,000

&

\$770,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$732,500

Property type

Unit

Suburb

Anglesea

Period-from

01 Feb 2020

to

31 Jan 2021

Source

Corelogic

### 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

2/14-16 McRorie Street Anglesea VIC 3230	\$620,000	12-Oct-20
2/61 Great Ocean Road Anglesea VIC 3230	\$715,000	13-Oct-20
5/31 Purnell Street Anglesea VIC 3230	\$875,000	09-Jul-20

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.~~

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**2/14-16 McRorie Street Anglesea VIC 3230**

2 1 1

Sold Price **\$620,000** Sold Date **12-Oct-20**

Distance **0.25km**



**2/61 Great Ocean Road Anglesea VIC 3230**

2 2 1

Sold Price **\$715,000** Sold Date **13-Oct-20**

Distance **0.26km**



**5/31 Purnell Street Anglesea VIC 3230**

2 2 2

Sold Price **\$875,000** Sold Date **09-Jul-20**

Distance **0.69km**

**RS** = Recent sale

**UN** = Undisclosed Sale

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