# 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

11 FAIRWAY DRIVE ANGLESEA VIC 3230

#### Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (\*Delete single price or range as applicable)

Single Price \$945,000

## Median sale price

(\*Delete house or unit as applicable)

Median Price	\$1,460,000	Prope	erty type	House		Suburb	Anglesea
Period-from	01 Sep 2023	to	31 Aug 2	2024	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
26 FAIRWAY DRIVE ANGLESEA VIC 3230	\$1,200,000	13-Jun-24
3 BOGIE COURT ANGLESEA VIC 3230	\$1,070,000	15-Mar-24
11 NIBLICK STREET ANGLESEA VIC 3230	\$990,000	03-Sep-24

#### 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: 25 September 2024





Paula Fowler P 03 5263 2214

M 0407031178



26 FAIRWAY DRIVE ANGLESEA VIC 3230

**□** 2 ₾ 2 ⇔ 2 Sold Price

\$1,200,000 Sold Date 13-Jun-24

0.06km Distance



**3 BOGIE COURT ANGLESEA VIC** 3230

Sold Price

\$1,070,000 Sold Date 15-Mar-24

Distance 0.06km



11 NIBLICK STREET ANGLESEA VIC Sold Price 3230

**=** 2

₽ 1

**■** 3

<sup>RS</sup> **\$990,000** Sold Date **03-Sep-24** 

Distance 0.14km

**RS** = Recent sale UN = Undisclosed Sale

DISCLAIMER Whilst all reasonable effort is made to ensure the information in this publication is current, CoreLogic does not warrant the accuracy or completeness of the data and information contained in this publication and to the full extent not prohibited by law excludes all for any loss or damage arising in connection with the data and information contained in this publication.

The State of Victoria owns the copyright in the Property Sales Data and reproduction of that data in any way without the consent of the State of Victoria will constitute a breach of the Copyright Act 1968 (Cth). The State of Victoria does not warrant the accuracy or completeness of the Property Sales Data and any person using or relying upon such information does so on the basis that the State of Victoria accepts no responsibility or liability whatsoever for any errors, faults, defects or omissions in the information supplied.