

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 Camp Road, Anglesea Vic 3230

Indicative selling price

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

Specific Price

\$990,000

Median sale price

Median price

\$1,467,500

Property type

house

Suburb

Anglesea

Period - From

Nov 2023

to

Oct 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 – 15 Paringa Cres, Anglesea Vic 3230	\$1,100,000	11 th Oct 2024
2 – 5 Peter Avenue, Anglesea Vic 3230	\$1,258,000	24 th May 2024
3 – 11 Niblick Street, Anglesea Vic 3230	\$990,000	23 rd August 2024

This Statement of Information was prepared on: 14.11.2024