

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

38 Golf Links Road, Anglesea Vic 3230

Indicative selling price

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

Single Price

\$1,590,000

Median sale price

Median price

\$1,375,000

Property type

house

Suburb

Anglesea

Period - From

July 2024

to

June 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 – 12 Chatswood Drive, Anglesea Vic 3230 | \$1,650,000 | 22 nd Nov 2024 |
| 2 – 27 Belton Street, Anglesea Vic 3230 | \$1,650,000 | 27 th Sept 2024 |
| 3 – 1 Craigdarroch Ave, Anglesea Vic 3230 | \$1,700,000 | 7 th July 2025 |

This Statement of Information was prepared on: 31.7.2025