

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

95 Noble Street, Anglesea Vic 3230

Indicative selling price

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

Price range
between

\$1,450,000

&

\$1,500,000

Median sale price

Median price

\$1,490,000

Property type

house

Suburb

Anglesea

Period - From

May 2023

to

April 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 – 31 Russell Ave, Anglesea Vic 3230	\$1,695,000	26 th Sept 2023
2 – 15 Ingram Road, Anglesea Vic 3230	\$1,900,000	15 th Sept 2023
3 – 13 McMahon Ave, Anglesea Vic 3230	\$1,550,000	11 th Jan 2022

This Statement of Information was prepared on: 18.5.2024