

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

172 Melba Parade, Anglesea Vic 3230

Indicative selling price

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

Price range
between

\$1,850,000

&

\$1,950,000

Median sale price

Median price

\$1,542,500

Property type

house

Suburb

Anglesea

Period - From

March 2023

to

Feb 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 – 27A Eleventh Avenue, Anglesea Vic 3230	\$2,300,000	9 th Oct 2023
2 – 22 Eleventh Avenue, Anglesea Vic 3230	\$2,600,000	17 th June 2023
3 – 39B O'Donohue Road, Anglesea Vic 3230	\$1,475,000	10 th Nov 2023

This Statement of Information was prepared on: 26.3.2024