

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

23A Pickworth Drive, Anglesea Vic 3230

Indicative selling price

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

range between

\$2,650,000

&

\$2,800,000

Median sale price

Median price

\$1,735,000

Property type

house

Suburb

Anglesea

Period - From

Nov 2022

to

Oct 2023

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 – 1 Pickworth Drive, Anglesea Vic 3230	\$2,900,000	25 August 2022
2 – 3 Pickworth Drive, Anglesea Vic 3230	\$2,000,000	15 August 2023
3 – 1/137 Great Ocean Road, Anglesea Vic 3230	\$2,600,000	26 May 2022

This Statement of Information was prepared on: 16.11.2023