

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

26 Fairway Drive, Anglesea Vic 3230

**Indicative selling price**

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Price range  
between

\$1,250,000

&

\$1,350,000

**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 – 1 Niblick Street, Anglesea Vic 3230	\$1,455,000	1 <sup>st</sup> Feb 2024
2 – 18 Fairway Drive, Anglesea Vic 3230	\$1,250,000	7 <sup>th</sup> Aug 2023
3 – 14 Paringa Cres, Anglesea Vic 3230	\$1,400,000	18 <sup>th</sup> July 2023

This Statement of Information was prepared on: 9.5.2024