

## Statement of Information

# Single residential property located outside the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

### Property offered for sale

Address  
Including suburb and  
postcode

3 RUSSELL AVENUE ANGLESEA VIC 3230

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$1,600,000

&

\$1,650,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$1,525,000

Property type

House

Suburb

Anglesea

Period-from

01 Mar 2023

to

29 Feb 2024

Source

Corelogic

### Comparable property sales (\*Delete A or B below as applicable)

**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

7 HYLAND COURT ANGLESEA VIC 3230	\$1,585,000	29-Aug-23
31 RUSSELL AVENUE ANGLESEA VIC 3230	\$1,695,000	25-Sep-23
15 INGRAM ROAD ANGLESEA VIC 3230	\$1,900,000	15-Sep-23

OR

**B\*** ~~The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within five kilometres of the property for sale in the last 18 months.~~

This Statement of Information was prepared on: 28 March 2024



**7 HYLAND COURT ANGLESEA VIC 3230**

Sold Price

**\$1,585,000**

Sold Date **29-Aug-23**

4 1 2

Distance **0.11km**



**31 RUSSELL AVENUE ANGLESEA VIC 3230**

Sold Price

**\$1,695,000**

Sold Date **25-Sep-23**

3 2 -

Distance **0.22km**



**15 INGRAM ROAD ANGLESEA VIC 3230**

Sold Price

**\$1,900,000**

Sold Date **15-Sep-23**

4 2 2

Distance **0.76km**

RS = Recent sale

UN = Undisclosed Sale

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