

# 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

5 Gardiner 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)

Price range  
between

\$2,100,000

&

\$2,250,000

### 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 – 25 Holmwood Avenue, Anglesea Vic 3230	\$2,900,000	19 <sup>th</sup> Feb 2024
2 – 25 Murray Street, Anglesea Vic 3230	\$2,315,000	2nd Feb 2024
3 – 41 Harvey Street, Anglesea Vic 3230	\$2,825,000	3 <sup>rd</sup> Dec 2023

This Statement of Information was prepared on: 27.3.2024