

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

70 Parker Street, 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

\$1,690,000

&

\$1,800,000

**Median sale price**

Median price

\$1,585,000

Property type

house

Suburb

Anglesea

Period - From

Jan 2023

to

Dec 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 – 31 Russell Ave, Anglesea Vic 3230	\$1,695,000	26 <sup>th</sup> Sept 2023
2 – 15 Ingram Road, Anglesea Vic 3230	\$1,900,000	15 <sup>th</sup> Sept 2023
3 – 13 McMahon Ave, Anglesea Vic 3230	\$1,550,000	11 <sup>th</sup> Jan 2022

This Statement of Information was prepared on: 24.1.2024