

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

1 NIBLICK STREET ANGLESEA VIC 3230

Indicative selling price

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

Single Price

or range
between

\$1,395,000

&

\$1,495,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$1,700,000

Property type

House

Suburb

Anglesea

Period-from

01 Jan 2023

to

31 Dec 2023

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

86 NOBLE STREET ANGLESEA VIC 3230	\$1,360,000	12-Oct-23
31 RUSSELL AVENUE ANGLESEA VIC 3230	\$1,695,000	25-Sep-23
13 MCCONNELL CLOSE ANGLESEA VIC 3230	\$1,585,000	15-Nov-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: 11 January 2024

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86 NOBLE STREET ANGLESEA VIC 3230

Sold Price

\$1,360,000

Sold Date

12-Oct-23

 3  2  -

Distance

0.63km



31 RUSSELL AVENUE ANGLESEA VIC 3230

Sold Price

\$1,695,000

Sold Date

25-Sep-23

 3  2  -

Distance

0.83km



13 MCCONNELL CLOSE ANGLESEA VIC 3230

Sold Price

\$1,585,000

Sold Date

15-Nov-23

 3  1  2

Distance

1.27km

RS = Recent sale

UN = Undisclosed Sale

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