

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

31 CAMP ROAD 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

\$1,150,000

&

\$1,250,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$1,652,500

Property type

House

Suburb

Anglesea

Period-from

01 Jul 2021

to

30 Jun 2022

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

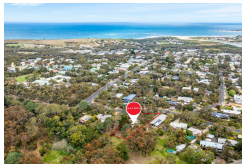
7 BETLEIGH STREET ANGLESEA VIC 3230	\$1,542,500	09-Nov-21
38 BUTTERWORTH CRESCENT ANGLESEA VIC 3230	\$1,360,000	03-Apr-22
4 RUSSELL AVENUE ANGLESEA VIC 3230	\$1,335,000	09-Oct-21

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 July 2022

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**7 BETLEIGH STREET ANGLESEA
VIC 3230**

2 1 -

Sold Price **\$1,542,500** Sold Date **09-Nov-21**

Distance **0.49km**



**38 BUTTERWORTH CRESCENT
ANGLESEA VIC 3230**

3 1 3

Sold Price **\$1,360,000** Sold Date **03-Apr-22**

Distance **1.06km**



**4 RUSSELL AVENUE ANGLESEA
VIC 3230**

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Sold Price **\$1,335,000** Sold Date **09-Oct-21**

Distance **1.2km**

RS = Recent sale **UN** = Undisclosed Sale

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