



Statement of Information

**Single residential property located outside
the Melbourne metropolitan area**

Sections 47AF of the *Estate Agents Act 1980*

Property offered for sale

Address
Including suburb or
locality and postcode

39b O'DONOHUE ROAD, ANGLESEA

Indicative selling price

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

Price Range \$1,450,000 - \$1,550,000

Median sale price

(*Delete house or unit as applicable)

Median price \$1,750,000

*House

*Unit

Suburb
or locality ANGLESEA

Period - From 01/10/2022 to 30/09/2023

Source REALESTATE.COM.AU

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

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 24 October 2023