



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

7 HOLDING COURT, ANGLESEA

Indicative selling price

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

Price \$850,000

Median sale price

(*Delete house or unit as applicable)

Median price \$1,475,000

*House

Other

Suburb
or locality

ANGLESEA

Period - From

30/06/2023

to

01/07/2024

Source

REALESTATE.COM.AU

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
1	14 CLAIRVILLE STREET, ANGLESEA	\$880,000	21/03/24
2	24 CAMP ROAD, ANGLESEA	\$872,500	18/01/24
3	10 MELBA PARADE, ANGLESEA	\$937,500	04/09/23

This Statement of Information was prepared on 4 July 2024