

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 or locality and postcode
56 Bingley Parade, 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 \$1,050,000

or range between

&

Median sale price

Median price \$900,000 Property type Land Suburb Anglesea Vic 3230

Period - From 23/2/2024 to 20/2/2025 Source Realestate.com.au

***Important advice about the median sale price: When this Statement of Information was prepared, publicly available information providing median sale prices of residential property in the suburb or locality in which the property offered for sale is situated, and our sales records (if any), did not provide a median sale price that met the requirements of section 47AF (2)(b) of the Estate Agents Act 1980**

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

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.

Address of comparable property	Price	Date of sale
1 21 Camp Road, Anglesea Vic 3230	\$872,500	23/1/2024
2 88 Bingley Parade, Anglesea Vic 3230	\$840,000	30/10/2024
3 84 Bingley Parade, Anglesea Vic 3230	\$850,000	20/2/2025

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This Statement of Information was prepared on: 8/10/2025