

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

15 BEACH ROAD, AIREYS INLET, VIC 3231

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Single price

\$1,300,000

Median sale price

Median price

\$ 810,000

Property type

HOUSE

Suburb

AIREYS INLET

Period - From

28/9/2018

to

27/9/2019

Source

Realestate.com.au

Comparable property sales

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. 1,23-79 BAMBRA ROAD, AIREYS INLET | \$1,860,000 | 23/9/2019 |
| 2. 55 PEARSE ROAD, AIREYS INLET | \$1,100,000 | 12/06/2019 |
| 3. 37 GREAT OCEAN ROAD, AIREYS INLET | \$695,000 | 20/05/2019 |

This Statement of Information was prepared on:

September 30, 2019