

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

7 ALICE ROAD, AIREYS INLET

Indicative selling price

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

Price range between

\$1,550,000

&

\$1,650,000

Median sale price

Median price

\$1,700,000

Property type

House

Suburb

Aireys Inlet

Period - From

1 Aug 2022

to

31 July 2023

Source

Corelogic

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 FRASER DRIVE, AIREYS INLET, VIC 3231	\$1,650,000	16 DEC 2022
2 24 ALICE ROAD, AIREYS INLET, VIC 3231	\$ 1,700,000	15 OCT 2022
3 9A HARTLEY STREET, AIREYS INLET, VIC, 3231	\$ 1,570,000	21 MAR 2023

This Statement of Information was prepared on:

21ST AUGUST 2023