



# GreatOceanRoad

## REALESTATE

### Statement of Information

Prepared on: 2/11/2018

Sections 47AF of the *Estate Agents Act 1980*

#### Property offered for sale

Address 3 PEARSE ROAD, AIREYS INLET, VIC 3231

#### Indicative selling price

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

Single price \$875,000

#### Median sale price

(\*Delete house or unit as applicable)

Median price \$820,000

\*House X

AIREYS INLET

Period - From 22/10/2017 to 22/10/2018

Source Realestate.com.au

#### Comparable property sales

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 57 PEARSE ROAD, AIREYS INLET	\$ 815,000	1/11/2018
2 34A BERTHON STREET, AIREYS INLET	\$ 869,000	21/9/2018
3 28 ALICE ROAD, AIREYS INLET	\$ 1,280,000	21/10/2018