

## 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 49 HOPKINS STREET, AIREYS INLET, VIC, 3231

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](https://consumer.vic.gov.au/underquoting)

Single price \$1,350,000

### Median sale price

Median price \$\* Property type Vacant Land Suburb Aireys Inlet

Period - From 1 July 2022 to 30 June 2023 Source Realestate.com

### 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 29 Gilbert Street, Aireys Inlet	\$1,200,000	21 Mar 2023
2 71-72 Eagle Rock Parade, Aireys Inlet, VIC 3231	\$950,000	3 Feb 2023
3 15 Hopkins Street, Aireys Inlet	\$1,100,000	16 June 2023

This Statement of Information was prepared on: August 9th, 2023