

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 24 GREAT OCEAN ROAD, AIREYS INLET, VIC, 3231

Indicative selling price

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

Price range \$1,500,000 - \$1,700,000

Median sale price

Median price \$1,800,000

Property type House

Suburb Aireys Inlet

Period - From 01 Sept 2022

to

31 Aug 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 15A Aireys Street, Aireys Inlet	\$2,100,000	22.05.2023
2 3 Beatles Court, Aireys Inlet	\$2,200,000	28.04.2023
3 9A Hartley Street, Aireys Inlet	\$1,570,000	21.03.2023

This Statement of Information was prepared on: August 29th, 2023