

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 31 Eagle Rock Parade, Aireys Inlet, VIC 3231

Indicative selling price

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

Single price \$1,100,000

Median sale price

Median price \$861,000

Property type House

Suburb Aireys Inlet

Period - From 1/12/2018

to

19/12/2019

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. 15 BEACH ROAD, AIREYS INLET	\$1,250,000	28/11/2019
2. 18 ANDERSON STREET, AIREYS INLET	\$875,000	16/12/2019
3. 10 WRIGHT STREET, AIREYS INLET	\$1,700,000	2/12/2019

This Statement of Information was prepared on: JANUARY 13, 2020