

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 17B AIREYS STREET, AIREYS INLET, VIC, 3231

Indicative selling price

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

Price \$1,250,000

Median sale price

Median price \$1,800,000

Property type House

Suburb Aireys Inlet

Period - From 01 Nov 2022

to

30 Oct 2023

Source Real Estate.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 15A Aireys Street, Aireys Inlet	\$2,100,000	22.05.23
2 3 Beatles Court, Aireys Inlet	\$2,200,000	28.04.2023
3 7 Alice Road, Aireys Inlet	\$1,490,000	8.09.2023

This Statement of Information was prepared on: 9th November 2023