

STATEMENT OF INFORMATION

3 BEATLES COURT, AIREYS INLET, VIC 3231

PREPARED BY MARTY MAHER LICENSED ESTATE AGENT 066757L



greatoceanproperties

we sell great ocean properties

STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



3 BEATLES COURT, AIREYS INLET, VIC

3 2 2

Indicative Selling Price

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

Price Range: **\$925,000 to \$995,000**

Provided by: Marty Maher Licensed Estate Agent 066757L, Great Ocean Properties Aireys

MEDIAN SALE PRICE



AIREYS INLET, VIC, 3231

Suburb Median Sale Price (House)

\$735,000

01 April 2017 to 31 March 2018

Provided by: pricefinder

COMPARABLE PROPERTIES

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.



15 PAINKALAC CRT, AIREYS INLET, VIC 3231

3 1 2

Sale Price

***\$935,000**

Sale Date: 24/02/2018

Distance from Property: 1.8km



16 AIREYS ST, AIREYS INLET, VIC 3231

3 3 2

Sale Price

\$1,100,000

Sale Date: 08/12/2017

Distance from Property: 181m



10 PHILIP ST, AIREYS INLET, VIC 3231

3 1 2

Sale Price

\$840,000

Sale Date: 14/10/2017

Distance from Property: 1.3km



This report has been compiled on 05/04/2018 by Great Ocean Properties Aireys Inlet. Property Data Solutions Pty Ltd 2018 - www.pricefinder.com.au

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Statement of Information

Single residential property located outside the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode

3 BEATLES COURT, AIREYS INLET, VIC 3231

Indicative selling price

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Price Range: \$925,000 to \$995,000

Median sale price

Median price

\$735,000

House

X

Unit

Suburb

AIREYS INLET

Period

01 April 2017 to 31 March 2018

Source



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
15 PAINKALAC CRT, AIREYS INLET, VIC 3231	*\$935,000	24/02/2018
16 AIREYS ST, AIREYS INLET, VIC 3231	\$1,100,000	08/12/2017
10 PHILIP ST, AIREYS INLET, VIC 3231	\$840,000	14/10/2017