

# 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 ANDERSON STREET, AIREYS INLET, VIC 3231

### Indicative selling price

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

Price range between \$2,200,000 & \$2,400,000

### Median sale price

Median price \$1,360,000 Property type House Suburb AIREYS INLET

Period - From 1/08/2020 to 30/08/2021 Source [www.realestate.com.au](http://www.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	10 WRIGHT STREET, AIREYS INLET, VIC 3231	\$2,650,000	17/06/2021
2	18 AIREYS STREET, AIREYS INLET, VIC 3231	\$1,970,000	17/08/2021
3	41-43 BEACH ROAD, AIREYS INLET, VIC 3231	\$2,200,000	14/08/2021

This Statement of Information was prepared on: September 13, 2021