

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
Including suburb or locality and postcode

12 AMAROO CRESCENT, AIREYS INLET, VIC 3231

Indicative selling price

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

Single price

\$1,200,000

Median sale price

Median price

\$2,065,000

Property type

HOUSE

Suburb

AIREYS INLET

Period - From

9/08/2021

to

8/8/2022

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. 6 AMAROO CRESCENT, AIREYS INLET, VIC 3231	\$1,350,000	30/03/2022
2. 5/19 AIREYS STREET, AIREYS INLET, VIC 3231	\$1,500,000	27/02/2022
3. 14 AMAROO CRESCENT, AIREYS INLET, VIC 3231	\$1,500,000	9/02/2022

This Statement of Information was prepared on: AUGUST 9, 2022