

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 21 GILBERT STREET, AIREYS INLET

Indicative selling price

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

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

Median sale price

Median price \$1,530,000 Property type House Suburb Aireys Inlet

Period - From 31 Mar 2023 to 1 Feb 2024 Source Corelogic

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 45 HOPKINS STREET, AIREYS INLET	\$3,200,000	22.08.2023
2 46 HOPKINS STREET, AIREYS INLET	\$3,250,000	26.10.2023
3 32 PEARSE ROAD, AIREYS INLET	\$2,000,000	21.08.2023

This Statement of Information was prepared on: March 4th, 2024