

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 3 PEARSE ROAD, AIREYS INLET, VIC 3231

Indicative selling price

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

Price \$1,300,000

Median sale price

Median price \$1,544,000

Property type House

Suburb Aireys Inlet

Period - From 1.3.2020

to

30.3.2021

Source 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 11 PEARSE ROAD, AIREYS INLET	\$1,100,000	23.4.2021
2 15 PEARSE ROAD, AIREYS INLET	\$1,680,000	5.3.2021
3 33 BEACH ROAD, AIREYS INLET	\$2,540,000	21.3.2021

This Statement of Information was prepared on: 10.5.2021