

STATEMENT OF INFORMATION

21 AMAROO CRESCENT, AIREYS INLET, VIC 3231

PREPARED BY MARTY MAHER , GREAT OCEAN PROPERTIES AIREYS INLET



greatoceanproperties

we sell great ocean properties

STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



21 AMAROO CRESCENT, AIREYS INLET,

3 1 2

Indicative Selling Price

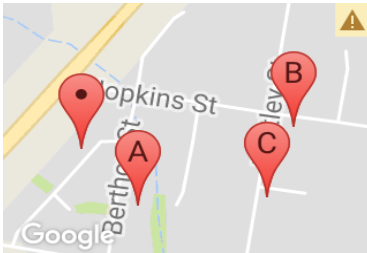
For the meaning of this price see consumer.vic.au/underquoting

Price Range:

\$765,000 to \$795,000

Provided by: Mim Atkinson, Great Ocean Properties Aireys Inlet

MEDIAN SALE PRICE



AIREYS INLET, VIC, 3231

Suburb Median Sale Price (House)

\$733,000

01 July 2016 to 30 June 2017

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.



12 BERTHON ST, AIREYS INLET, VIC 3231

3 1 2

Sale Price

***\$735,000**

Sale Date: 06/05/2017

Distance from Property: 136m



13 HOPKINS ST, AIREYS INLET, VIC 3231

3 2 2

Sale Price

\$910,000

Sale Date: 03/04/2017

Distance from Property: 344m



12 HARTLEY ST, AIREYS INLET, VIC 3231

4 1 2

Sale Price

***\$740,000**

Sale Date: 03/05/2017

Distance from Property: 313m



This report has been compiled on 19/09/2017 by Great Ocean Properties Aireys Inlet. Property Data Solutions Pty Ltd 2017 - www.pricefinder.com.au

© The State of Victoria. The State of Victoria owns the copyright in the Property Sales Data and reproduction of the data in any way without the consent of the State of Victoria will constitute a breach of the Copyright Act 1968 (Cth). The State of Victoria does not warrant the accuracy or completeness of the information contained in this report and any person using or relying upon such information does so on the basis that the State of Victoria accepts no responsibility or liability whatsoever for any errors, faults, defects or omissions in the information supplied.

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

21 AMAROO CRESCENT, AIREYS INLET, VIC 3231

Indicative selling price

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

Price Range:

\$765,000 to \$795,000

Median sale price

Median price

\$733,000

House

X

Unit


Suburb

AIREYS INLET

Period

01 July 2016 to 30 June 2017

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
12 BERTHON ST, AIREYS INLET, VIC 3231	*\$735,000	06/05/2017
13 HOPKINS ST, AIREYS INLET, VIC 3231	\$910,000	03/04/2017
12 HARTLEY ST, AIREYS INLET, VIC 3231	*\$740,000	03/05/2017