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

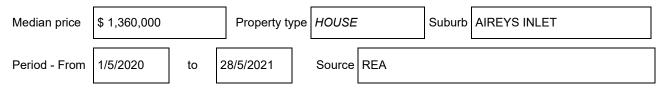
10 WRIGHT STREET, AIREYS INLET, VIC 3231

Indicative selling price

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

Price range between	\$2,300,000	&	\$2,500,000
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Median sale price



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	5 WRIGHT STREET, AIREYS INLET, VIC 3231	\$1,200,000	23/3/2021
2	48 EAGLE ROCK PARADE, AIREYS INLET, VIC 3231	\$3,200,000	15/2/2021
3	33 BEACH ROAD, AIREYS INLET, VIC 3231	\$2,540,000	21/3/2021

This Statement of Information was prepared on: JUNE 9, 2021

