

# 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 48 AIREYS STREET, AIREYS INLET, VIC 3231

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Single price \$1,300,000

### Median sale price

Median price \$\* Property type House Suburb Aireys Inlet

Period - From to 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
1 29 GILBERT STREET, AIREYS INLET, VIC 3231	\$1,200,000	22/03/2023
2 Lot 2, 71-72 EAGLEROCK PARADE, AIREYS INLET, VIC 3231	\$950,000	03/03/2023
3 15 HOPKINS STREET, AIREYS INLET, VIC 3231	\$1,100,000	16/06/2023

This Statement of Information was prepared on: July 27th, 2023