

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

26B BAMBRA ROAD, AIREYS INLET, VIC, 3231

Indicative selling price

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

Price range between

\$2,100,000

 &

\$2,200,000

Median sale price

Median price

\$1,762,500

 Property type

House

 Suburb

Aireys Inlet

Period - From

01 Jun 2022

 to

31 May 2023

 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 50B BAMBRA ROAD, AIREYS INLET, VIC, 3231	\$1,900,000	05/05/2023
2 24 ALICE ROAD, AIREYS INLET, VIC, 3231	\$1,700,000	15/10/2022
3 85 GILBERT STREET, AIREYS INLET, VIC, 3231	\$3,000,000	18/8/2022

This Statement of Information was prepared on:

August 26 th 2023
