

## 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 22A ANDERSON 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 \$1,950,000

### Median sale price

Median price \$1,544,000

Property type House

Suburb Aireys Inlet

Period - From 1/9/2020

to

30/9/2021

Source 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. 4 KINGSLEY DRIVE, AIREYS INLET, VIC 3231	\$1,700,000	31/07/2021
2. 3/20 ANDERSON STREET, AIREYS INLET, VIC 3231	\$885,000	16/08/2021
3. 31 ANDERSON STREET, AIREYS INLET, VIC 3231	\$2,710,000	23/09/2021

This Statement of Information was prepared on: OCTOBER 13, 2021