### STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



# 7 RIVER ROAD, AIREYS INLET, VIC 3231 📛 3 🗁 3 😂 2







**Indicative Selling Price** 

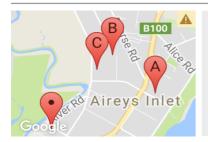
For the meaning of this price see consumer.vic.au/underquoting

**Price Range:** 

\$1,000,000 to \$1,100,000

Provided by: Mim Atkinson, Great Ocean Properties Aireys Inlet

## **MEDIAN SALE PRICE**



## **AIREYS INLET, VIC, 3231**

**Suburb Median Sale Price (House)** 

\$740,000

01 January 2017 to 31 December 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.



4 BEACH RD, AIREYS INLET, VIC 3231







Sale Price

\$1,250,000

Sale Date: 30/11/2017

Distance from Property: 718m





15 BRENT AVE, AIREYS INLET, VIC 3231







**Sale Price** 

\$1,050,000

Sale Date: 04/11/2017

Distance from Property: 662m





38 BAMBRA RD, AIREYS INLET, VIC 3231







Sale Price

\$1.100.000

Sale Date: 22/03/2017

Distance from Property: 518m



## Statement of Information

# Single residential property located outside the Melbourne metropolitan area

### **Sections 47AF of the Estate Agents Act 1980**

## Property offered for sale

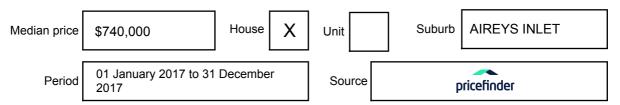
Including suburb and postcode 7 RIVER ROAD, AIREYS INLET, VIC 3231	•	7 RIVER ROAD, AIREYS INLET, VIC 3231
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### Indicative selling price

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

Price Range: \$1,000,000 to \$1,100,000

#### 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
4 BEACH RD, AIREYS INLET, VIC 3231	\$1,250,000	30/11/2017
15 BRENT AVE, AIREYS INLET, VIC 3231	\$1,050,000	04/11/2017
38 BAMBRA RD, AIREYS INLET, VIC 3231	\$1,100,000	22/03/2017