

STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



7 RIVER ROAD, AIREYS INLET, VIC 3231

3 bedrooms, 3 bathrooms, 2 cars

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

4 bedrooms, 2 bathrooms, 2 cars

Sale Price

\$1,250,000

Sale Date: 30/11/2017

Distance from Property: 718m



15 BRENT AVE, AIREYS INLET, VIC 3231

4 bedrooms, 0 bathrooms, 0 cars

Sale Price

\$1,050,000

Sale Date: 04/11/2017

Distance from Property: 662m



38 BAMBRA RD, AIREYS INLET, VIC 3231

4 bedrooms, 3 bathrooms, 2 cars

Sale Price

\$1,100,000

Sale Date: 22/03/2017

Distance from Property: 518m

This report has been compiled on 28/03/2018 by Great Ocean Properties Aireys Inlet. Property Data Solutions Pty Ltd 2018 - www.pricefinder.com.au

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Statement of Information

Single residential property located outside the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode

7 RIVER ROAD, AIREYS INLET, VIC 3231

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

Median price \$740,000

House

Unit

Suburb

AIREYS INLET

Period

01 January 2017 to 31 December 2017

Source

 pricfinder

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