



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 or locality and postcode

2/89 GREAT OCEAN ROAD, AIREYS INLET

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single price \$485,000

Median sale price

(*Delete house or unit as applicable)

Median price \$456,250

*House

*Unit

Suburb
or locality AIREYS INLET

Period - From 1/4/17

to 31/3/18

Source PRICEFINDER

Comparable property sales (*Delete A or B below as applicable)

A* 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	12/89 (UNIT 7) GREAT OCEAN ROAD, AIREYS INLET	\$450,000	14/5/18
2	6/89 (UNIT 13) GREAT OCEAN ROAD, AIREYS INLET	\$427,500	27/8/17
3	4/2-4 BARTON COURT, AIREYS INLET	\$485,000	20/10/17