

# STATEMENT OF INFORMATION

15 KERRIE COURT, AIREYS INLET, VIC 3231

PREPARED BY MARTY MAHER, GREAT OCEAN PROPERTIES AIREYS INLET



**greatoceanproperties**

we sell great ocean properties

## STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



### 15 KERRIE COURT, AIREYS INLET, VIC

3 2 2

#### Indicative Selling Price

For the meaning of this price see [consumer.vic.au/underquoting](http://consumer.vic.au/underquoting)

**Price Range: \$795,000 to \$845,000**

Provided by: Marty Maher Licensed Estate Agent 066757L, Great Ocean Properties Aireys

## MEDIAN SALE PRICE



### AIREYS INLET, VIC, 3231

Suburb Median Sale Price (House)

**\$725,000**

01 July 2016 to 30 June 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.



### 1 BRENT AVE, AIREYS INLET, VIC 3231

3 1 2

#### Sale Price

**\$750,000**

Sale Date: 07/06/2017

Distance from Property: 343m



### 19 ALICE RD, AIREYS INLET, VIC 3231

4 2 1

#### Sale Price

**\$940,000**

Sale Date: 24/11/2016

Distance from Property: 446m



### 25 PHILIP ST, AIREYS INLET, VIC 3231

2 1 1

#### Sale Price

**\$750,000**

Sale Date: 03/11/2016

Distance from Property: 269m



This report has been compiled on 23/08/2017 by Great Ocean Properties Aireys Inlet. Property Data Solutions Pty Ltd 2017 - [www.pricefinder.com.au](http://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

15 KERRIE COURT, AIREYS INLET, VIC 3231

Indicative selling price

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Price Range:

\$795,000 to \$845,000

Median sale price

Median price

\$725,000

House

X

Unit


Suburb

AIREYS INLET

Period

01 July 2016 to 30 June 2017

Source



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 BRENT AVE, AIREYS INLET, VIC 3231	\$750,000	07/06/2017
19 ALICE RD, AIREYS INLET, VIC 3231	\$940,000	24/11/2016
25 PHILIP ST, AIREYS INLET, VIC 3231	\$750,000	03/11/2016