

## STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



**31 HOPKINS STREET, AIREYS INLET, VIC**

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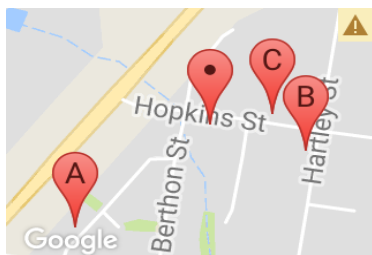
### Indicative Selling Price

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

**Price Range: \$550,000 to \$595,000**

Provided by: Mim Atkinson, Great Ocean Properties Aireys Inlet

## MEDIAN SALE PRICE



**AIREYS INLET, VIC, 3231**

Suburb Median Sale Price (House)

**\$782,500**

01 October 2016 to 30 September 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.



**5 AMAROO CRES, AIREYS INLET, VIC 3231**

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Sale Price

**\$637,000**

Sale Date: 25/07/2017

Distance from Property: 285m



**25 HARTLEY ST, AIREYS INLET, VIC 3231**

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Sale Price

**\$621,000**

Sale Date: 04/07/2016

Distance from Property: 161m



**22 HOPKINS ST, AIREYS INLET, VIC 3231**

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Sale Price

**\$600,000**

Sale Date: 16/07/2016

Distance from Property: 103m



This report has been compiled on 30/10/2017 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

31 HOPKINS 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)

Price Range:

\$550,000 to \$595,000

Median sale price

Median price

\$782,500

House

X

Unit


Suburb

AIREYS INLET

Period

01 October 2016 to 30 September 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
5 AMAROO CRES, AIREYS INLET, VIC 3231	\$637,000	25/07/2017
25 HARTLEY ST, AIREYS INLET, VIC 3231	\$621,000	04/07/2016
22 HOPKINS ST, AIREYS INLET, VIC 3231	\$600,000	16/07/2016