

Statement of Information

Single residential property located outside the Melbourne metropolitan area

Section 47AF of the *Estate Agents Act 1980*

Property offered for sale

Address 34 HARTLEY STREET, AIREYS INLET, VIC, 3231

Indicative selling price

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

Price range between \$1,650,000 & \$1,750,000

Median sale price

Median price \$2,065,000 Property type HOUSE Suburb AIREYS INLET

Period - From 19/7/2021 to 18/7/2022 Source www.realestate.com.au

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	5/19 AIREYS STREET, AIREYS INLET, VIC 3231	\$1,500,000	27/02/2022
2	6 AMAROO CRESCENT, AIREYS INLET, VIC 3231	\$1,350,000	20/05/2022
3	14 AMAROO CRESCENT, AIREYS INLET, VIC 3231	\$1,500,000	09/02/2022

This Statement of Information was prepared on: JULY 22, 2022