HAYDEN
• EST. 1928 •

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 Including suburb or locality andpostcode	52 Aireys Street, Aireys Inlet Vic 3231

Indicative selling price

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

Range between $2,000,000 & $2,100,000

Median sale price

Median price $710,000 House X ~~Unit~~ Suburb or locality Aireys Inlet

Period - From 01/01/2017 to 31/12/2017 Source REIV

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 eighteen 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	2 Aireys St AIREYS INLET 3231	$2,105,000	04/11/2016
2	67 Eagle Rock Pde AIREYS INLET 3231	$2,000,000	21/07/2017
3	45 Eagle Rock Pde AIREYS INLET 3231	$1,800,000	19/04/2017

OR

~~**B***~~ ~~The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within five kilometres of the property for sale in the last eighteen months.~~

REIV propertydata.com.au

The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.

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4 4 2

Rooms:
Property Type: House
Land Size: 4047 sqm approx

Agent Comments

Indicative Selling Price
$2,000,000 - $2,100,000
Median House Price
Year ending December 2017: $710,000

Comparable Properties



2 Aireys St AIREYS INLET 3231 (VG)

4 - -

Price: $2,105,000
Method: Sale
Date: 04/11/2016
Rooms: -
Property Type: House (Res)
Land Size: 877 sqm approx

Agent Comments



67 Eagle Rock Pde AIREYS INLET 3231 (VG)

4 - -

Price: $2,000,000
Method: Sale
Date: 21/07/2017
Rooms: -
Property Type: House (Res)
Land Size: 449 sqm approx

Agent Comments

45 Eagle Rock Pde AIREYS INLET 3231 (VG)

4 - -

Price: $1,800,000
Method: Sale
Date: 19/04/2017
Rooms: -
Property Type: House (Res)
Land Size: 634 sqm approx

Agent Comments

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