Statement of Information

Single residential property located outside the Melbourne metropolitan area

Sections 47AF of the *Estate Agents Act*

Instructions: The instructions in this box do not form part of this Statement of Information and are not required to be included in the completed Statement of Information for the property being offered for sale.
The Director of Consumer Affairs Victoria has approved this form of the Statement of Information for section 47AF of

Property offered for sale

Address
Including suburb and postcode: 13 HARTLEY STREET, AIREYS INLET, VIC 3231

Indicative selling price

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

Price Range: $1,100,000 to $1,200,000

Median sale price

Median price: $1,240,000 | Property type: House | Suburb: AIREYS INLET

Period: 01 October 2019 to 30 September 2020 | Source: pricefinder

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
13 EAGLE ROCK PDE, AIREYS INLET, VIC 3231	$1,230,000	02/12/2019
25 HOPKINS ST, AIREYS INLET, VIC 3231	$1,050,000	01/02/2020
31 EAGLE ROCK PDE, AIREYS INLET, VIC 3231	$1,100,000	03/02/2020

This Statement of Information was prepared on: 21/12/2020