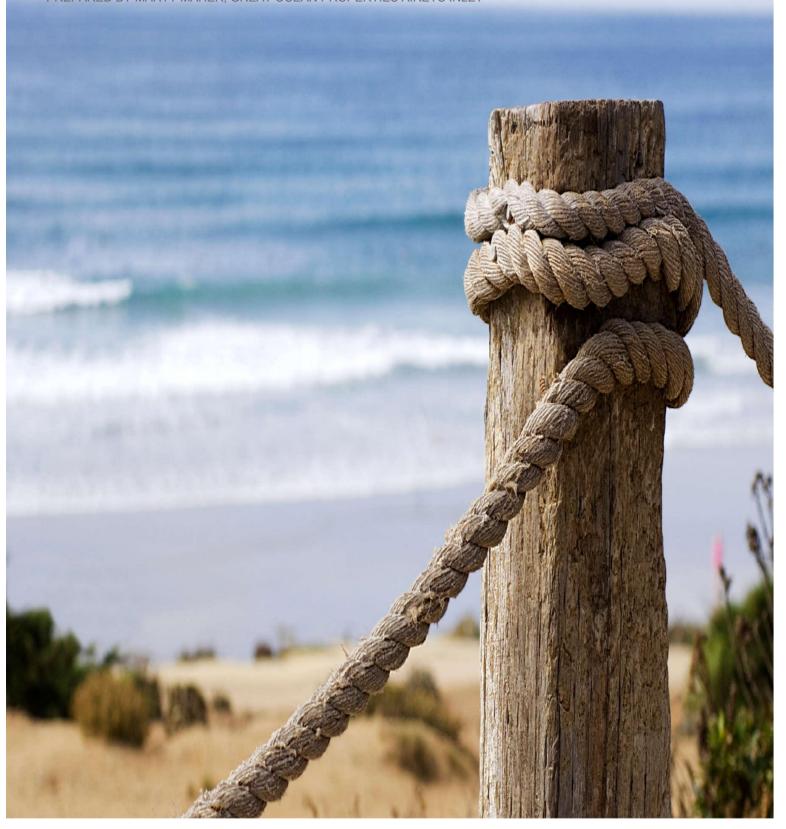
# STATEMENT OF INFORMATION

10 PHILIP STREET, AIREYS INLET, VIC 3231

PREPARED BY MARTY MAHER, GREAT OCEAN PROPERTIES AIREYS INLET





#### STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



### 10 PHILIP STREET, AIREYS INLET, VIC







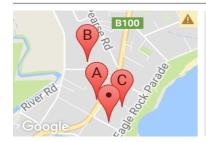
**Indicative Selling Price** 

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

**Price Range:** 

Provided by: Mim Atkinson, Great Ocean Properties Aireys Inlet

#### **MEDIAN SALE PRICE**



# **AIREYS INLET, VIC, 3231**

**Suburb Median Sale Price (House)** 

\$733,000

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.



47 GREAT OCEAN RD, AIREYS INLET, VIC 3231 🕮 3 😩 1 🚓 2







Sale Price

\$630,000

Sale Date: 07/06/2017

Distance from Property: 180m





1 BRENT AVE, AIREYS INLET, VIC 3231









Sale Price

\$750,000

Sale Date: 07/06/2017

Distance from Property: 451m





12 KERRIE CRT, AIREYS INLET, VIC 3231







**Sale Price** 

\$670,000

Sale Date: 13/04/2017

Distance from Property: 138m



# Statement of Information

# Single residential property located outside the Melbourne metropolitan area

#### Sections 47AF of the Estate Agents Act 1980

Property offered f	or sale			
Address Including suburb and postcode	10 PHILIP STREET, AIREYS INLET, VIC 3231			
Indicative selling	price			
For the meaning of this	price see consumer.vic.gov.au/underquo	ting		
Price Range:				
Median sale price				
Median price	\$733,000 House X	Unit	Suburb AIREYS INLET	
Period	01 July 2016 to 30 June 2017	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
47 GREAT OCEAN RD, AIREYS INLET, VIC 3231	\$630,000	07/06/2017
1 BRENT AVE, AIREYS INLET, VIC 3231	\$750,000	07/06/2017
12 KERRIE CRT, AIREYS INLET, VIC 3231	\$670,000	13/04/2017

