

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 1 DELLA AVENUE, AIREYS INLET, VIC 3231

Indicative selling price

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

Price range between 1,695,000 & 1,750,000

Median sale price

Median price \$1,870,000 Property type House Suburb Aireys Inlet

Period - From 01 Oct 2022 to 30 Sept 2023 Source Core Logic

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 1 BERTHON STREET, AIREYS INLET, VIC, 3231	\$1,420,000	28 Aug 2023
2 7 ALICE ROAD, AIREYS INLET, VIC, 3231	\$1,490,000	8 Sept 2023
3 1 FRASER DRIVE, AIREYS INLET, VIC, 3231	\$1,650,000	16 Dec 2023

This Statement of Information was prepared on: 20th October 2023