STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980

13 FISHER STREET, VENTNOR, VIC 3922

5 2 2

Indicative Selling Price

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

Single Price: **$950,000**

Provided by: Chase Watters, Alex Scott Cowes

MEDIAN SALE PRICE

VENTNOR, VIC, 3922

Suburb Median Sale Price (House)

$460,000

01 October 2016 to 30 September 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.

6 RYLSTONE RD, COWES, VIC 3922

4 2 4

Sale Price

Price Withheld

Sale Date: 05/10/2017

Distance from Property: 1.7km A

30 SEAHAVEN DR, VENTNOR, VIC 3922

5 3 1

Sale Price

***$1,030,000**

Sale Date: 04/10/2017

Distance from Property: 1.5km B

21 ALANDALE CL, VENTNOR, VIC 3922

4 3 4

Sale Price

***$760,000**

Sale Date: 06/09/2017

Distance from Property: 625m C

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9 SPAVEN CRT, COWES, VIC 3922

4 2 2

Sale Price

***$701,550**

Sale Date: 09/08/2017

Distance from Property: 1.3km

D

29 LYMINGTON AVE, VENTNOR, VIC 3922

4 2 2

Sale Price

$741,500

Sale Date: 24/02/2017

Distance from Property: 1.9km

E

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Statement of Information

Single residential property located outside the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Property offered for sale

Address Including suburb and postcode	13 FISHER STREET, VENTNOR, VIC 3922

Indicative selling price

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

Single Price:	$950,000

Median sale price

Median price	$460,000	House	X	Unit		Suburb	VENTNOR
Period	01 October 2016 to 30 September 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
6 RYLSTONE RD, COWES, VIC 3922	Price Withheld	05/10/2017
30 SEAHAVEN DR, VENTNOR, VIC 3922	*$1,030,000	04/10/2017
21 ALANDALE CL, VENTNOR, VIC 3922	*$760,000	06/09/2017
9 SPAVEN CRT, COWES, VIC 3922	*$701,550	09/08/2017

29 LYMINGTON AVE, VENTNOR, VIC 3922	$741,500	24/02/2017