



Statement of Information

Sections 47AF of the Estate Agents Act 1980

56-58 Saturn Parade, VENUS BAY 3956

Indicative selling price

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

Single price \$198,000

Median sale price

Median **House** for **VENUS BAY** for period **Jan 2017 - Dec 2017**

Sourced from **Pricefinder**.

\$261,000

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 the most comparable to the property for sale.

141 Jupiter Boulevard,
Venus Bay 3956

Price \$300,000 Sold 14
September 2016

59 Bradley Avenue,
Venus Bay 3956

Price \$165,000 Sold 27
August 2016

32 Mercury Drive,
Venus Bay 3956

Price \$148,000 Sold 16
February 2017

Additional Information

Indicative selling price, median house price for the suburb and comparable sales information has been provided by the agent in compliance with Estate Agents Act 1980. This information was sourced from Pricefinder.

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