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Statement of Information

6 GURNARD AVENUE, VENTNOR, VIC 3922

Prepared by First National Real Estate Phillip Island



STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



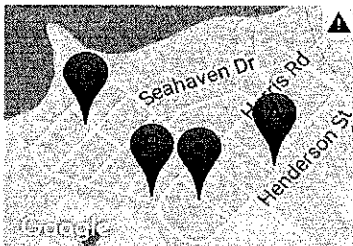
6 GURNARD AVENUE, VENTNOR, VIC 3922 3 2 1

Indicative Selling Price

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

Single Price: **\$469,000**

MEDIAN SALE PRICE



VENTNOR, VIC, 3922

Suburb Median Sale Price (House)

\$441,000

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.



19 KING ST, VENTNOR, VIC 3922

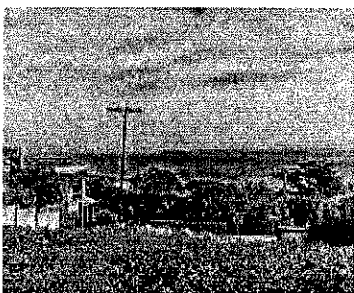
3 1 2

Sale Price

\$379,000

Sale Date: 10/04/2017

Distance from Property: 284m



43 LYMINGTON AVE, VENTNOR, VIC 3922

3 1 2

Sale Price

\$430,000

Sale Date: 27/02/2017

Distance from Property: 162m



8 SHALFLEET AVE, VENTNOR, VIC 3922

2 2 2

Sale Price

\$500,000

Sale Date: 03/04/2017

Distance from Property: 474m



This report has been compiled on 05/10/2017 by First National Real Estate Phillip Island. Property Data Solutions Pty Ltd 2017 - www.pricefinder.com.au

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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

6 GURNARD AVENUE, VENTNOR, VIC 3922

Indicative selling price

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

Single Price: \$469,000

Median sale price

Median price

\$441,000

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
19 KING ST, VENTNOR, VIC 3922	\$379,000	10/04/2017
43 LYMINGTON AVE, VENTNOR, VIC 3922	\$430,000	27/02/2017
8 SHALFLEET AVE, VENTNOR, VIC 3922	\$500,000	03/04/2017