

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

3 CONDON CRESCENT, VENUS BAY, VIC 3956

Indicative selling price

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

Single Price: \$349,000

Median sale price

Median price \$287,500

House

X

Unit

Suburb VENUS BAY

Period 01 April 2017 to 31 March 2018

Source

 pricfinder

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 HAKEA ST, VENUS BAY, VIC 3956	\$320,000	17/10/2017
45 LANDSCAPE DR, VENUS BAY, VIC 3956	*\$345,000	15/03/2018
21 GEORGE ST, VENUS BAY, VIC 3956	\$330,000	02/02/2018