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Statement of Information

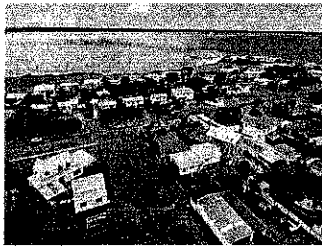
13 VENTNOR BOULEVARD, VENTNOR, VIC 3922

Prepared by First National Real Estate Phillip Island



STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



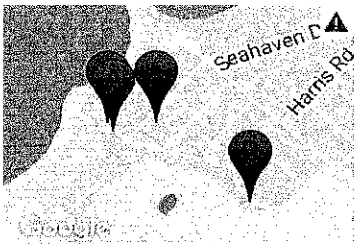
13 VENTNOR BOULEVARD, VENTNOR, VIC - - -

Indicative Selling Price

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

Single Price: \$309,000

MEDIAN SALE PRICE



VENTNOR, VIC, 3922

Suburb Median Sale Price (Vacant Land)

\$303,250

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 DEVON AVE, VENTNOR, VIC 3922

3 2 2

Sale Price

\$470,500

Sale Date: 16/08/2016

Distance from Property: 145m



30 BINGLEY CRES, VENTNOR, VIC 3922

- - -

Sale Price

\$325,000

Sale Date: 29/08/2016

Distance from Property: 435m



2 DEVON AVE, VENTNOR, VIC 3922

4 3 2

Sale Price

\$485,000

Sale Date: 24/09/2016

Distance from Property: 161m



This report has been compiled on 27/10/2017 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 13 VENTNOR BOULEVARD, VENTNOR, VIC 3922


Indicative selling price

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

Single Price: \$309,000

Median sale price

☒ Vacant land.

Median price \$303,250 House ☐ Unit ☐ Suburb VENTNOR
Period 01 October 2016 to 30 September 2017 Source 

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 DEVON AVE, VENTNOR, VIC 3922	\$470,500	16/08/2016
30 BINGLEY CRES, VENTNOR, VIC 3922	\$325,000	29/08/2016
2 DEVON AVE, VENTNOR, VIC 3922	\$485,000	24/09/2016