

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 SHALFLEET AVENUE, VENTNOR, VIC 3922

Indicative selling price

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

Single Price:

\$489,000

Median sale price

Median price

\$482,000

House

☒

Unit

☐

Suburb

VENTNOR

Period

01 April 2017 to 31 March 2018

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
8 SHALFLEET AVE, VENTNOR, VIC 3922	\$500,000	03/04/2017
33 SEAHAVEN DR, VENTNOR, VIC 3922	\$382,000	23/02/2017
54 GROSSARD POINT RD, VENTNOR, VIC 3922	\$289,000	18/02/2017