

Statement of Information

Single residential property located outside the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb or
locality and postcode

73 Mcindoe Avenue, Venus Bay Vic 3956

Indicative selling price

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

Single price

\$525,000

Median sale price

Median price

\$564,000

Property Type

House

Suburb

Venus Bay

Period - From

01/01/2021

to

31/03/2021

Source

REIV

Comparable property sales (*Delete A or B below as applicable)

A* 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	65 Atherton Dr VENUS BAY 3956	\$532,000	16/02/2021
2	166 Canterbury Rd VENUS BAY 3956	\$495,000	14/10/2020
3	1 Constance Cr VENUS BAY 3956	\$459,000	02/10/2020

OR

~~**B*** The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within five kilometres of the property for sale in the last 18 months.~~

This Statement of Information was prepared on:

24/05/2021 08:35

73 Mcindoe Avenue, Venus Bay Vic 3956

LEWIS STONE
REAL ESTATE



 2  2  2

Rooms: 4
Property Type: House
Land Size: 613 sqm approx
Agent Comments

Indicative Selling Price
\$525,000
Median House Price
March quarter 2021: \$564,000

Comparable Properties

65 Atherton Dr VENUS BAY 3956 (VG)

Agent Comments

 2  -  -

Price: \$532,000
Method: Sale
Date: 16/02/2021
Property Type: House (Res)
Land Size: 1242 sqm approx

166 Canterbury Rd VENUS BAY 3956 (VG)

Agent Comments

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Price: \$495,000
Method: Sale
Date: 14/10/2020
Property Type: House (Res)
Land Size: 1277 sqm approx



1 Constance Cr VENUS BAY 3956 (VG)

Agent Comments

 2  -  -

Price: \$459,000
Method: Sale
Date: 02/10/2020
Property Type: House (Res)
Land Size: 716 sqm approx

Account - Lewis Stone RE | P: 03 5671 1212



The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.