



STATEMENT OF INFORMATION

59-63 GROSSARD POINT ROAD, VENTNOR, VIC 3922

PREPARED BY GREG PRICE CEA (REIV), ALEX SCOTT COWES

STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980

**59-63 GROSSARD POINT ROAD,**

7 7 4

Indicative Selling PriceFor the meaning of this price see consumer.vic.au/underquoting**\$990,000**

Provided by: Greg Price CEA (REIV), Alex Scott Cowes

SUBURB MEDIAN

**VENTNOR, VIC, 3922****Suburb Median Sale Price (House)****\$420,000**

01 April 2016 to 31 March 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.

**17 THE ESP, VENTNOR, VIC 3922**

4 2 2

Sale Price**Price Withheld**

Sale Date: 17/03/2017

Distance from Property: 703m

**9 TOSCANA RISE, COWES, VIC 3922**

4 3 2

Sale Price**\$1,275,000**

Sale Date: 18/09/2016

Distance from Property: 2.9km

**46 MCHAFFIE ST, VENTNOR, VIC 3922**

4 2 2

Sale Price**\$910,000**

Sale Date: 09/02/2016

Distance from Property: 945m



This report has been compiled on 06/06/2017 by Alex Scott Cowes. Property Data Solutions Pty Ltd 2017 - www.pricefinder.com.au

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4 VON MUELLER WAY, COWES, VIC 3922

 **3**  **1**  **4**

Sale Price

\$1,025,000

Sale Date: 16/03/2016

Distance from Property: 4.4km



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

59-63 GROSSARD POINT ROAD, VENTNOR, VIC 3922

Indicative selling price

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

Single Price / Range

\$990,000

Median sale price

Median price

\$420,000

House

X

Unit


Suburb

VENTNOR

Period

01 April 2016 to 31 March 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
17 THE ESP, VENTNOR, VIC 3922	Price Withheld	17/03/2017
9 TOSCANA RISE, COWES, VIC 3922	\$1,275,000	18/09/2016
46 MCHAFFIE ST, VENTNOR, VIC 3922	\$910,000	09/02/2016
4 VON MUELLER WAY, COWES, VIC 3922	\$1,025,000	16/03/2016