

STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980

**13 SIDFORD STREET, VENTNOR, VIC 3922**  3  1  2**Indicative Selling Price**For the meaning of this price see consumer.vic.au/underquoting**Single Price: \$400,000**

Provided by: Greg Price, Alex Scott Cowes

MEDIAN SALE PRICE

**VENTNOR, VIC, 3922****Suburb Median Sale Price (House)****\$479,000**

01 April 2017 to 31 March 2018

Provided by: 

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 HEYLEY AVE, VENTNOR, VIC 3922** 3  2  2**Sale Price****\$465,000**

Sale Date: 09/01/2018

Distance from Property: 270m

**48 LYALL ST, VENTNOR, VIC 3922** 3  2  1**Sale Price****\$485,000**

Sale Date: 20/10/2017

Distance from Property: 422m

**19 ALOHA DR, VENTNOR, VIC 3922** 4  2  2**Sale Price****\$460,000**

Sale Date: 27/09/2017

Distance from Property: 284m



This report has been compiled on 01/05/2018 by Alex Scott Cowes. Property Data Solutions Pty Ltd 2018 - www.pricefinder.com.au

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8 HEYLEY AVE, VENTNOR, VIC 3922

 3  2  2

Sale Price

\$418,500

Sale Date: 25/09/2017

Distance from Property: 198m



7 OPHIR AVE, VENTNOR, VIC 3922

 4  2  1

Sale Price

***\$540,000**

Sale Date: 17/04/2018

Distance from Property: 286m



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 SIDFORD STREET, VENTNOR, VIC 3922

Indicative selling price

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

Single Price:

\$400,000

Median sale price

Median price

\$479,000

House

X

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
17 HEYLEY AVE, VENTNOR, VIC 3922	\$465,000	09/01/2018
48 LYALL ST, VENTNOR, VIC 3922	\$485,000	20/10/2017
19 ALOHA DR, VENTNOR, VIC 3922	\$460,000	27/09/2017
8 HEYLEY AVE, VENTNOR, VIC 3922	\$418,500	25/09/2017

7 OPHIR AVE, VENTNOR, VIC 3922

*\$540,000

17/04/2018