



STATEMENT OF INFORMATION

71-77 LYALL STREET, VENTNOR, VIC-3922

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

STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980

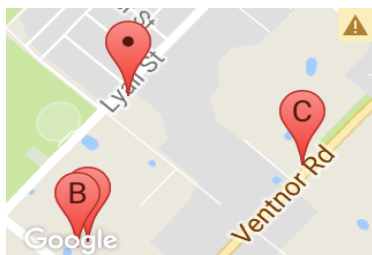
**71-77 LYALL STREET, VENTNOR, VIC 3922** - - -

Indicative Selling Price

For the meaning of this price see consumer.vic.au/underquoting**Price Range: \$800,000 to \$830,000**

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

MEDIAN SALE PRICE



VENTNOR, VIC, 3922

Suburb Median Sale Price (House)

\$460,000

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.

**526 VENTNOR BEACH RD, VENTNOR, VIC 3922** 4 - -

Sale Price

\$850,000

Sale Date: 30/06/2017

Distance from Property: 535m

**25 VENTNOR BEACH RD, VENTNOR, VIC 3922** 4 2 2

Sale Price

Price Withheld

Sale Date: 30/06/2017

Distance from Property: 561m

**422 VENTNOR RD, VENTNOR, VIC 3922** 4 10 1

Sale Price

\$1,170,000

Sale Date: 13/08/2016

Distance from Property: 614m



This report has been compiled on 28/11/2017 by Alex Scott Cowes. 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

71-77 LYALL STREET, VENTNOR, VIC 3922

Indicative selling price

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

Price Range:

\$800,000 to \$830000

Median sale price

Median price

\$460,000

House

X

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
526 VENTNOR BEACH RD, VENTNOR, VIC 3922	\$850,000	30/06/2017
25 VENTNOR BEACH RD, VENTNOR, VIC 3922	Price Withheld	30/06/2017
422 VENTNOR RD, VENTNOR, VIC 3922	\$1,170,000	13/08/2016