

# STATEMENT OF INFORMATION

34 LYALL STREET, VENTNOR, VIC 3922

PREPARED BY CHASE WATTERS, ALEX SCOTT COWES, PHONE: 0423 272 819



## STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



**34 LYALL STREET, VENTNOR, VIC 3922**

4 2 1

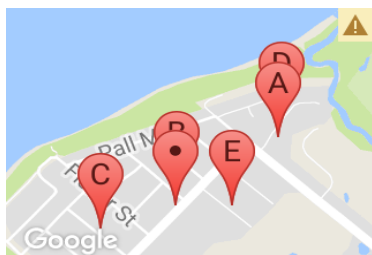
### Indicative Selling Price

For the meaning of this price see [consumer.vic.au/underquoting](http://consumer.vic.au/underquoting)

**Price Range: \$440,000 to \$480,000**

Provided by: Chase Watters, Alex Scott Cowes

## MEDIAN SALE PRICE



**VENTNOR, VIC, 3922**

Suburb Median Sale Price (House)

**\$462,500**

01 April 2017 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.



**8 HEYLEY AVE, VENTNOR, VIC 3922**

4 2 2

Sale Price

**Price Withheld**

Sale Date: 02/10/2017

Distance from Property: 414m



**19 ALOHA DR, VENTNOR, VIC 3922**

4 2 2

Sale Price

**\$460,000**

Sale Date: 27/09/2017

Distance from Property: 67m



**9 GLYNDON AVE, VENTNOR, VIC 3922**

4 2 3

Sale Price

**\*\$459,000**

Sale Date: 11/07/2017

Distance from Property: 255m



This report has been compiled on 28/11/2017 by Alex Scott Cowes. Property Data Solutions Pty Ltd 2017 - [www.pricefinder.com.au](http://www.pricefinder.com.au)

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**17 HEYLEY AVE, VENTNOR, VIC 3922**

3 2 2

Sale Price

**\*\$465,000**

Sale Date: 21/11/2017

Distance from Property: 468m



**7 ANGELINA AVE, VENTNOR, VIC 3922**

3 1 2

Sale Price

**\$372,000**

Sale Date: 02/07/2017

Distance from Property: 182m



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

34 LYALL STREET, VENTNOR, VIC 3922

Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Price Range:

\$440,000 to \$480,000

Median sale price

Median price

\$462,500

House

X

Unit


Suburb

VENTNOR

Period

01 April 2017 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
8 HEYLEY AVE, VENTNOR, VIC 3922	Price Withheld	02/10/2017
19 ALOHA DR, VENTNOR, VIC 3922	\$460,000	27/09/2017
9 GLYNDON AVE, VENTNOR, VIC 3922	*\$459,000	11/07/2017
17 HEYLEY AVE, VENTNOR, VIC 3922	*\$465,000	21/11/2017

7 ANGELINA AVE, VENTNOR, VIC 3922

\$372,000

02/07/2017