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Section 47AF of the Estate Agents Act 1980

## LAND Offered for Sale

9 Orion Road Venus Bay VIC 3956

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## Indicative Selling Price

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

Single Price \$149,999

## Median Sale Price

\$92,500 Lands in Venus bay between 01 Sep 2018 - 31 Aug 2019

Source: CoreLogic

## 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.

|                                                                                                                                                                                                                                                                   |                                            |            |                  |           |                  |
|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------|------------|------------------|-----------|------------------|
|                                                                                                                                                                                | <b>12 Saturn Parade Venus Bay VIC 3956</b> | Sold Price | <b>\$123,000</b> | Sold Date | <b>08-May-18</b> |
|  -  -  - |                                            |            |                  | Distance  | <b>0.14km</b>    |
|                                                                                                                                                                                | <b>34 Orion Road Venus Bay VIC 3956</b>    | Sold Price | <b>\$150,000</b> | Sold Date | <b>26-Jun-19</b> |
|  -  -  - |                                            |            |                  | Distance  | <b>0.23km</b>    |
|                                                                                                                                                                                | <b>1 Surf Drive Venus Bay VIC 3956</b>     | Sold Price | <b>\$155,000</b> | Sold Date | <b>14-Jun-18</b> |
|  3  2  - |                                            |            |                  | Distance  | <b>0.29km</b>    |

RS = Recent sale      UN = Undisclosed Sale

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