

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 48 GROSSARD POINT ROAD, VENTNOR, VIC 3922

Indicative selling price

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

Price Range: \$445000 to \$475000

Median sale price

Median price \$460,000 House ☒ Unit ☐ Suburb VENTNOR
Period 01 January 2017 to 31 December 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 |
|---|------------|--------------|
| 43 LYMINGTON AVE, VENTNOR, VIC 3922 | \$430,000 | 27/02/2017 |
| 4 KING ST, VENTNOR, VIC 3922 | \$420,000 | 19/08/2016 |
| 6 DEVON AVE, VENTNOR, VIC 3922 | \$470,500 | 16/08/2016 |
| 27 GROSSARD POINT RD, VENTNOR, VIC 3922 | *\$540,000 | 23/06/2017 |