

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 279 LEES ROAD, VENUS BAY, VIC 3956

Indicative selling price

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

Single Price / ~~Range~~ \$265,000

Median sale price

Median price \$257,000

House ☒

Unit ☐

Suburb VENUS BAY

Period 01 April 2016 to 31 March 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
221 JUPITER BVD, VENUS BAY, VIC 3956	\$253,000	10/03/2017
12 INLET VIEW RD, VENUS BAY, VIC 3956	\$246,000	04/02/2017
27 FISHERMANS RD, VENUS BAY, VIC 3956	\$245,000	16/02/2017