

## Statement of Information

# Single residential property located outside the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

### Property offered for sale

Address  
Including suburb and  
postcode

6 Bembridge Crescent Ventnor VIC 3922

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$890,000

&

\$930,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$757,500

Property type

House

Suburb

Ventnor

Period-from

01 Oct 2020

to

30 Sep 2021

Source

Corelogic

### Comparable property sales (\*Delete A or B below as applicable)

**A\*** 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

3 Hastings Street Ventnor VIC 3922	\$895,000	08-Aug-21
5 Regent Drive Ventnor VIC 3922	\$902,000	17-Jun-21
31 Bingley Crescent Ventnor VIC 3922	\$950,000	01-Apr-21

OR

**B\*** ~~The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within five kilometres of the property for sale in the last 18 months.~~

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**3 Hastings Street Ventnor VIC 3922** Sold Price **\$895,000** Sold Date **08-Aug-21**

4 2 3

Distance **0.5km**



**5 Regent Drive Ventnor VIC 3922** Sold Price **\$902,000** Sold Date **17-Jun-21**

4 2 2

Distance **2.18km**



**31 Bingley Crescent Ventnor VIC 3922** Sold Price **\$950,000** Sold Date **01-Apr-21**

3 2 2

Distance **0.45km**

RS = Recent sale      UN = Undisclosed Sale

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