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Section 47AF of the Estate Agents Act 1980

HOUSE Offered for Sale

12 Grossard Point Road Ventnor VIC 3922

3 2 2

Indicative Selling Price

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

Single Price \$619,000

Median Sale Price

\$470,500 Houses in Ventnor between 01 Feb 2018 - 31 Jan 2019

Source: CoreLogic

Comparable Property Sales

These are the 3 properties sold within 5 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.



5 Elizabeth Cove Close Ventnor VIC 3922 Sold Price **\$670,000** Sold Date **02-Dec-18**

3 2 1

Distance **0.55km**

21 Harris Road Ventnor VIC 3922 Sold Price **\$662,500** Sold Date **23-Mar-18**

4 2 1

Distance **0.89km**

36 Lyall Street Ventnor VIC 3922 Sold Price **\$650,000** Sold Date **15-Sep-17**

2 3 6

Distance **1.9km**

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