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# Statement of Information

21 GEORGE STREET, VENUS BAY, VIC 3956

Prepared by South Coast, 1A Beckett Street Inverloch

## STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



**21 GEORGE STREET, VENUS BAY, VIC**

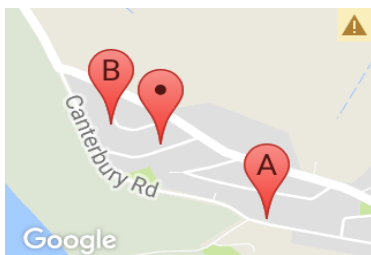
 3  2  2

**Indicative Selling Price**

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

**Price Range: \$345,000 to \$356,000**

## MEDIAN SALE PRICE



**VENUS BAY, VIC, 3956**

**Suburb Median Sale Price (House)**

**\$260,000**

01 October 2016 to 30 September 2017

Provided by: 

## COMPARABLE PROPERTIES

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.



**104 CANTERBURY RD, VENUS BAY, VIC 3956**

 3  2  2

**Sale Price**

**\$335,000**

Sale Date: 24/09/2017

Distance from Property: 432m



**25 AMANDA CRES, VENUS BAY, VIC 3956**

 3  1  8

**Sale Price**

**\$308,000**

Sale Date: 27/03/2017

Distance from Property: 175m



**43 BRADLEY AVE, VENUS BAY, VIC 3956**

 2  1  4

**Sale Price**

**Price Withheld**

Sale Date: 05/09/2017

Distance from Property: 312m

This report has been compiled on 04/12/2017 by South Coast. Property Data Solutions Pty Ltd 2017 - [www.pricefinder.com.au](http://www.pricefinder.com.au)

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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

21 GEORGE STREET, VENUS BAY, VIC 3956

Indicative selling price

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

Price Range:

\$345,000 to \$356,000

Median sale price

Median price

\$260,000

House

X

Unit


Suburb

VENUS BAY

Period

01 October 2016 to 30 September 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
104 CANTERBURY RD, VENUS BAY, VIC 3956	\$335,000	24/09/2017
25 AMANDA CRES, VENUS BAY, VIC 3956	\$308,000	27/03/2017
43 BRADLEY AVE, VENUS BAY, VIC 3956	Price Withheld	05/09/2017