

# STATEMENT OF INFORMATION

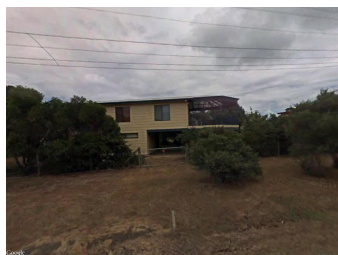
48 LYALL STREET, VENTNOR, VIC 3922

PREPARED BY BRIAN SILVER, ALEX SCOTT COWES, PHONE: 0407 347 509



## STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



**48 LYALL STREET, VENTNOR, VIC 3922**

4 2 2

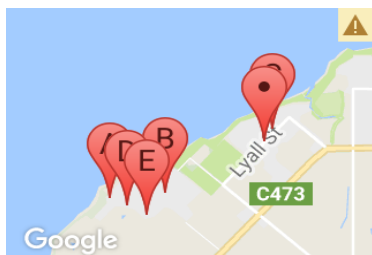
**Indicative Selling Price**

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

**Single Price: \$495,000**

Provided by: Brian Silver, Alex Scott Cowes

## MEDIAN SALE PRICE



**VENTNOR, VIC, 3922**

**Suburb Median Sale Price (House)**

**\$445,500**

01 July 2016 to 30 June 2017

Provided by: pricefinder

## 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.



**6 DEVON AVE, VENTNOR, VIC 3922**

3 2 2

**Sale Price**

**\$470,500**

Sale Date: 16/08/2016

Distance from Property: 2.2km



**7 KING ST, VENTNOR, VIC 3922**

4 2 2

**Sale Price**

**\$465,000**

Sale Date: 15/03/2016

Distance from Property: 1.5km



**19 ALOHA DR, VENTNOR, VIC 3922**

4 2 2

**Sale Price**

**\*\$460,000**

Sale Date: 20/07/2017

Distance from Property: 207m



This report has been compiled on 24/08/2017 by Alex Scott Cowes. Property Data Solutions Pty Ltd 2017 - [www.pricefinder.com.au](http://www.pricefinder.com.au)

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**30 LYMINGTON AVE, VENTNOR, VIC 3922**

4 2 -

Sale Price

**\$450,000**

Sale Date: 28/04/2017

Distance from Property: 2km

**25 BINGLEY CRES, VENTNOR, VIC 3922**

6 2 2

Sale Price

**\$465,000**

Sale Date: 04/05/2017

Distance from Property: 1.8km



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 LYALL STREET, VENTNOR, VIC 3922

Indicative selling price

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

Single Price:

\$495,000

Median sale price

Median price

\$445,500

House

X

Unit


Suburb

VENTNOR

Period

01 July 2016 to 30 June 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
6 DEVON AVE, VENTNOR, VIC 3922	\$470,500	16/08/2016
7 KING ST, VENTNOR, VIC 3922	\$465,000	15/03/2016
19 ALOHA DR, VENTNOR, VIC 3922	*\$460,000	20/07/2017
30 LYMINGTON AVE, VENTNOR, VIC 3922	\$450,000	28/04/2017

25 BINGLEY CRES, VENTNOR, VIC 3922	\$465,000	04/05/2017
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