

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

7 Gurnard Avenue Ventnor VIC 3922

Indicative selling price

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

Single Price

\$595,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$540,050

Property type

House

Suburb

Ventnor

Period-from

01 Jul 2019

to

30 Jun 2020

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

2 Gurnard Avenue Ventnor VIC 3922	\$580,000	28-Aug-19
15 Mountainview Avenue Ventnor VIC 3922	\$590,000	17-Jan-20
13 Seacombe Grove Ventnor VIC 3922	\$619,000	26-Feb-20

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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2 Gurnard Avenue Ventnor VIC 3922

4 2 2

Sold Price **\$580,000** Sold Date **28-Aug-19**

Distance **0.07km**



15 Mountainview Avenue Ventnor VIC 3922

4 2 4

Sold Price **\$590,000** Sold Date **17-Jan-20**

Distance **0.35km**



13 Seacombe Grove Ventnor VIC 3922

3 1 -

Sold Price **\$619,000** Sold Date **26-Feb-20**

Distance **1.5km**

RS = Recent sale UN = Undisclosed Sale

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