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

16 HASTINGS	STREET	VENTNOR	VIC 3922
10 HAO HINGO	OINCLI		10 0022

Indicative selling price

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

Single Price	\$650,000	or range between	&	
Median sale price				
(*Delete house or unit as app	olicable)			

Median Price	\$848,500	Prope	erty type		House	Suburb	Ventnor
Period-from	01 Aug 2023	to	31 Jul 2	024	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		
67 ANCHORAGE ROAD VENTNOR VIC 3922	\$645,000	09-Apr-24		
38 VENTNOR ROAD COWES VIC 3922	\$670,000	12-Feb-24		
1 HOLIDAY COURT COWES VIC 3922	\$620,000	31-May-24		

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.

This Statement of Information was prepared on: 23 August 2024



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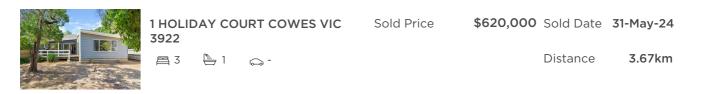
OBrien Real Estate Judith Wright M 03 5952 5100 E sales.cowes@obre.com.au



67 ANG VIC 39		E ROAD VENTNOR	Sold Price	\$645,000	Sold Date	09-Apr-24
= 3	ê 2	⇔ ²			Distance	2.04km



38 VENTNO 3922	OR ROAD COWES VIC	Sold Price	\$670,000	Sold Date	12-Feb-24
	1 斗 1			Distance	2.68km



RS = Recent sale UN = Undisclosed Sale

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