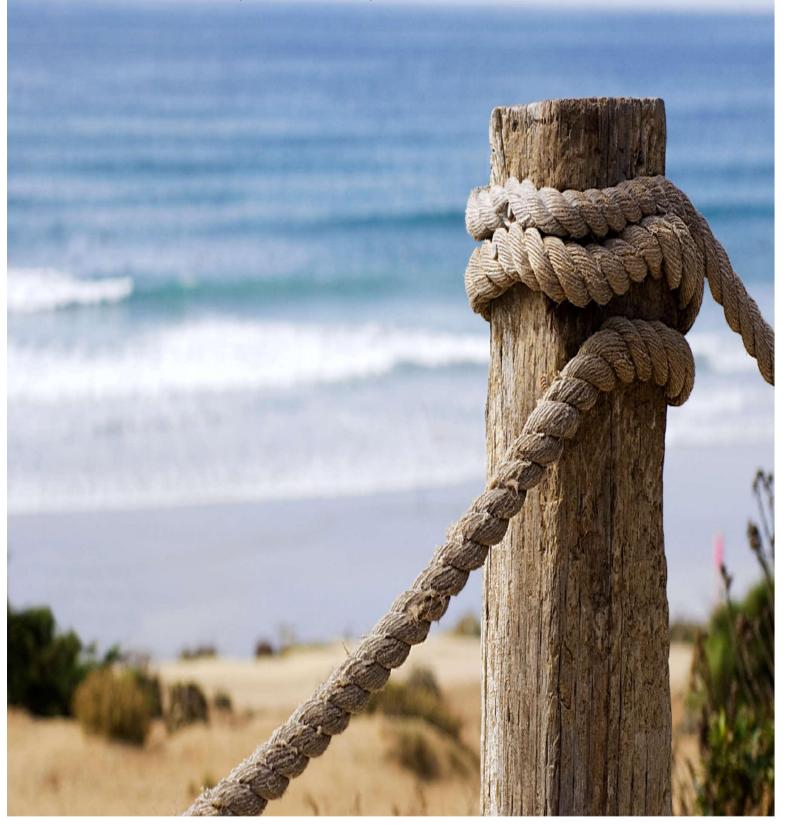
## STATEMENT OF INFORMATION

73 GROSSARD POINT ROAD, VENTNOR, VIC 3922

PREPARED BY CHASE WATTERS, ALEX SCOTT COWES, PHONE: 0423 272 819







#### STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



#### 73 GROSSARD POINT ROAD, VENTNOR, 📛 3 🕒 2 😂 3







**Indicative Selling Price** 

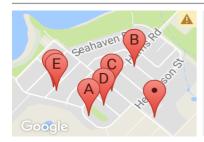
For the meaning of this price see consumer.vic.au/underquoting

Price Range:

\$400,000 to \$440,000

Provided by: Chase Watters, Alex Scott Cowes

#### **MEDIAN SALE PRICE**



#### **VENTNOR, VIC, 3922**

**Suburb Median Sale Price (House)** 

\$485,000

01 April 2017 to 31 March 2018

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.



19 BINGLEY CRES, VENTNOR, VIC 3922







Sale Price

\*\*\$530,000

Sale Date: 05/06/2018

Distance from Property: 427m







\$420,000

Sale Date: 25/01/2018













48 GROSSARD POINT RD, VENTNOR, VIC 3922 🕮 3 🕒 2







**Sale Price** 

\$472,000

Sale Date: 24/01/2018

Distance from Property: 332m







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Sale Price

\$457,500

Sale Date: 23/09/2017

Distance from Property: 339m





21 BEMBRIDGE CRES, VENTNOR, VIC 3922









Sale Price

\$420,000

Sale Date: 14/09/2017















Sale Price

\$469,000

Sale Date: 20/06/2017

Distance from Property: 689m



#### 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 73 GROSSARD POINT ROAD, VENTNOR, VIC 3922
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#### Indicative selling price

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

Price Range: \$400,000 to \$440,000

#### Median sale price

Median price	\$485,000	House	X	Unit		Suburb	VENTNOR
Period	01 April 2017 to 31 Ma	irch 2018		Sour	се	p	ricefinder

#### 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
19 BINGLEY CRES, VENTNOR, VIC 3922	**\$530,000	05/06/2018
4 HASTINGS ST, VENTNOR, VIC 3922	\$420,000	25/01/2018
48 GROSSARD POINT RD, VENTNOR, VIC 3922	\$472,000	24/01/2018
6 GURNARD AVE, VENTNOR, VIC 3922	\$457,500	23/09/2017

21 BEMBRIDGE CRES, VENTNOR, VIC 3922	\$420,000	14/09/2017
22 BEMBRIDGE CRES, VENTNOR, VIC 3922	\$469,000	20/06/2017