

STATEMENT OF INFORMATION

73 GROSSARD POINT ROAD, VENTNOR, VIC 3922

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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

3 2 1

Sale Price

****\$530,000**

Sale Date: 05/06/2018

Distance from Property: 427m



4 HASTINGS ST, VENTNOR, VIC 3922

3 1 -

Sale Price

\$420,000

Sale Date: 25/01/2018

Distance from Property: 383m



48 GROSSARD POINT RD, VENTNOR, VIC 3922

3 2 2

Sale Price

\$472,000

Sale Date: 24/01/2018

Distance from Property: 332m



This report has been compiled on 13/06/2018 by Alex Scott Cowes. Property Data Solutions Pty Ltd 2018 - www.pricefinder.com.au

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**6 GURNARD AVE, VENTNOR, VIC 3922**

3 2 1

Sale Price

\$457,500

Sale Date: 23/09/2017

Distance from Property: 339m

**21 BEMBRIDGE CRES, VENTNOR, VIC 3922**

3 1 2

Sale Price

\$420,000

Sale Date: 14/09/2017

Distance from Property: 664m

**22 BEMBRIDGE CRES, VENTNOR, VIC 3922**

3 2 2

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

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 March 2018

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
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