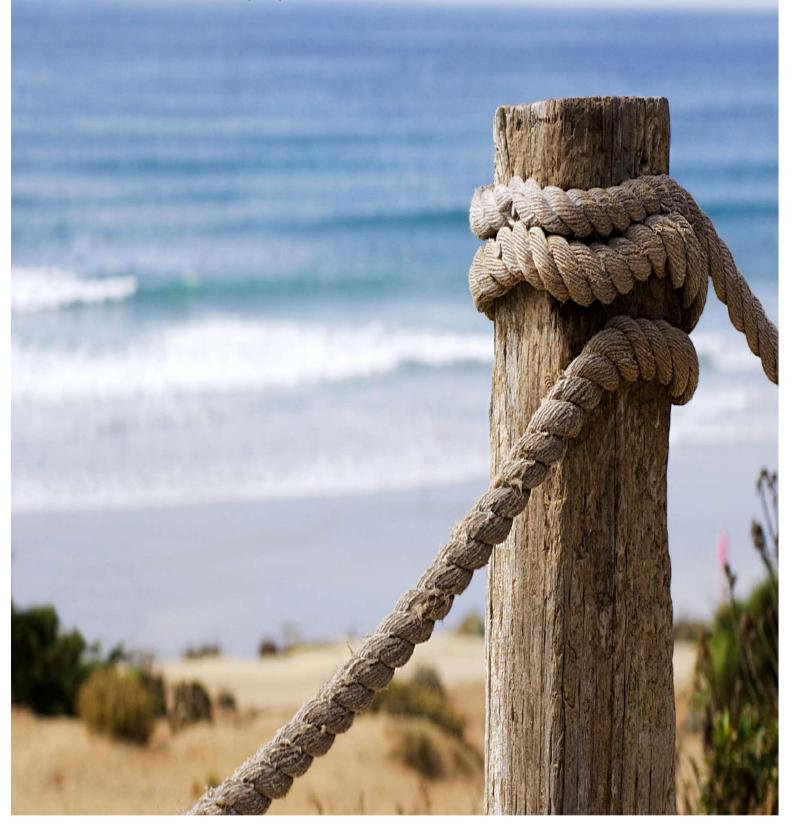
STATEMENT OF INFORMATION

21 HARRIS ROAD, VENTNOR, VIC 3922

PREPARED BY GREG PRICE CEA (REIV), ALEX SCOTT COWES







STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



21 HARRIS ROAD, VENTNOR, VIC 3922







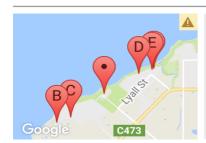
Indicative Selling Price

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

Single Price: \$729000

Provided by: Greg Price CEA (REIV), Alex Scott Cowes

MEDIAN SALE PRICE



VENTNOR, VIC, 3922

Suburb Median Sale Price (House)

\$460,000

01 October 2016 to 30 September 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.



21 ALANDALE CL, VENTNOR, VIC 3922







Sale Price

*\$760,000

Sale Date: 06/09/2017

Distance from Property: 1.5km





24 CADOGAN AVE, VENTNOR, VIC 3922







Sale Price

***\$950,000**

Sale Date: 22/08/2017

Distance from Property: 1.5km





29 LYMINGTON AVE, VENTNOR, VIC 3922







Sale Price

\$741,500

Sale Date: 24/02/2017

Distance from Property: 1.1km













Sale Price

\$868,000

Sale Date: 10/08/2016

Distance from Property: 1.1km





15 ALANDALE CL, VENTNOR, VIC 3922







Sale Price

\$800,000

Sale Date: 26/02/2016





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	21 HARRIS ROAD, VENTNOR, VIC 3922
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Indicative selling price

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

Single Price:	\$729000
Single Price.	\$729000

Median sale price

Median price	\$460,000	House	Χ	Unit		Suburb	VENTNOR
Period	01 October 2016 to 30 2017	Septembe	er	Source	<u> </u>	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
21 ALANDALE CL, VENTNOR, VIC 3922	*\$760,000	06/09/2017
24 CADOGAN AVE, VENTNOR, VIC 3922	*\$950,000	22/08/2017
29 LYMINGTON AVE, VENTNOR, VIC 3922	\$741,500	24/02/2017
22 PALL MALL, VENTNOR, VIC 3922	\$868,000	10/08/2016

15 ALANDALE CL, VENTNOR, VIC 3922	\$800,000	26/02/2016
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