

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**

4 bedrooms, 2 bathrooms, 2 cars

Indicative Selling PriceFor the meaning of this price see consumer.vic.au/underquoting**Single Price: \$729,000**

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**

4 bedrooms, 3 bathrooms, 4 cars

Sale Price***\$760,000**

Sale Date: 06/09/2017

Distance from Property: 1.5km

**24 CADOGAN AVE, VENTNOR, VIC 3922**

4 bedrooms, 3 bathrooms, 2 cars

Sale Price***\$950,000**

Sale Date: 22/08/2017

Distance from Property: 1.5km

**29 LYMINGTON AVE, VENTNOR, VIC 3922**

4 bedrooms, 2 bathrooms, 2 cars

Sale Price**\$741,500**

Sale Date: 24/02/2017

Distance from Property: 1.1km



This report has been compiled on 31/10/2017 by Alex Scott Cowes. Property Data Solutions Pty Ltd 2017 - www.pricefinder.com.au

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**22 PALL MALL, VENTNOR, VIC 3922** **4**  **2**  **4**

Sale Price

\$868,000

Sale Date: 10/08/2016

Distance from Property: 1.1km

**15 ALANDALE CL, VENTNOR, VIC 3922** **4**  **2**  **2**

Sale Price

\$800,000

Sale Date: 26/02/2016

Distance from Property: 1.4km



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

Indicative selling price

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

Single Price:

\$729000

Median sale price

Median price

\$460,000

House

X

Unit


Suburb

VENTNOR

Period

01 October 2016 to 30 September 2017

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
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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