

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

1 SIDFORD STREET VENTNOR VIC 3922

Indicative selling price

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

Single Price

\$579,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$795,000

Property type

House

Suburb

Ventnor

Period-from

01 Jan 2023

to

31 Dec 2023

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

11 ANGELINA AVENUE VENTNOR VIC 3922	\$620,000	29-Jul-22
29 GRAYDENS ROAD VENTNOR VIC 3922	\$565,000	27-Sep-23
584 SETTLEMENT ROAD COWES VIC 3922	\$610,000	31-Aug-22

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: 28 January 2024



Reception Cowes

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**11 ANGELINA AVENUE VENTNOR
VIC 3922**

2 1 -

Sold Price

\$620,000

Sold Date

29-Jul-22

Distance

0.15km



**29 GRAYDENS ROAD VENTNOR
VIC 3922**

3 1 1

Sold Price

\$565,000

Sold Date

27-Sep-23

Distance

0.71km



**584 SETTLEMENT ROAD COWES
VIC 3922**

2 1 1

Sold Price

\$610,000

Sold Date

31-Aug-22

Distance

1.16km

RS = Recent sale

UN = Undisclosed Sale

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