



3 1 1

**Property Type:** House  
**Land Size:** 605 sqm approx  
**Agent Comments**

**Indicative Selling Price**  
\$660,000  
**Median House Price**  
December quarter 2021: \$623,150

One of the very few brick veneer homes in Venus Bay

## Comparable Properties

10 Saturn Pde VENUS BAY 3956 (VG)

**Agent Comments**

3 - -

**Price:** \$661,000  
**Method:** Sale  
**Date:** 24/12/2021  
**Property Type:** House (Res)  
**Land Size:** 643 sqm approx



153 Jupiter Blvd VENUS BAY 3956 (REI/VG)

**Agent Comments**

3 1 1

**Price:** \$630,000  
**Method:** Private Sale  
**Date:** 04/11/2021  
**Property Type:** House  
**Land Size:** 750 sqm approx



22 Crichton Cr VENUS BAY 3956 (REI)

**Agent Comments**

4 2 -

**Price:** \$620,000  
**Method:** Private Sale  
**Date:** 30/01/2022  
**Property Type:** House  
**Land Size:** 602 sqm approx

Account - Lewis Stone RE | P: 03 5671 1212

# 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 or  
locality and postcode

37 Outlook Drive, Venus Bay Vic 3956

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Single price \$660,000

### Median sale price

Median price \$623,150

Property Type House

Suburb Venus Bay

Period - From 01/10/2021

to 31/12/2021

Source REIV

### 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
1	10 Saturn Pde VENUS BAY 3956	\$661,000	24/12/2021
2	153 Jupiter Blvd VENUS BAY 3956	\$630,000	04/11/2021
3	22 Crichton Cr VENUS BAY 3956	\$620,000	30/01/2022

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:

21/02/2022 09:21