

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

7 OPHIR AVENUE 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

\$795,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$795,000

Property type

House

Suburb

Ventnor

Period-from

01 Feb 2023

to

31 Jan 2024

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

20 DAFYDD STREET COWES VIC 3922	\$815,000	17-Nov-23
14 ST ANDREWS DRIVE VENTNOR VIC 3922	\$770,000	23-Sep-23
7 GURNARD AVENUE VENTNOR VIC 3922	\$785,000	20-Dec-23

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: 23 February 2024



20 DAFYDD STREET COWES VIC 3922

Sold Price

\$815,000

Sold Date

17-Nov-23



4



2



2

Distance

1.42km



14 ST ANDREWS DRIVE VENTNOR VIC 3922

Sold Price

\$770,000

Sold Date

23-Sep-23



3



2



1

Distance

1.54km



7 GURNARD AVENUE VENTNOR VIC 3922

Sold Price

^{RS} **\$785,000** ^{UN}

Sold Date

20-Dec-23



4



2



-

Distance

1.97km

RS = Recent sale

UN = Undisclosed Sale

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