

## Statement of Information

Sections 47AF of the Estate Agents Act 1980

16 Graham Avenue,  
VENUS BAY 3956

### Indicative selling price

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

**Single price \$385,000**

### Median sale price

Median **House** for **VENUS BAY** for period **Apr 2017 - Mar 2018**

Sourced from **Pricefinder**.

**\$295,000**

### Comparable property sales

These are the three properties sold within two kilometres of the property for sale in the last six months that the estate agent or agent's representative considers to be the most comparable to the property for sale.

**7 Graham St,**  
Venus Bay 3956

Price **\$369,000** Sold 17 April  
2017

**107 McIndoe Ave,**  
Venus Bay 3956

Price **\$390,000** Sold 06  
March 2017

**4 Anita,**  
Venus Bay 3956

Price **\$370,000** Sold 10  
October 2016

### Additional Information

Indicative selling price, median house price for the suburb and comparable sales information has been provided by the agent in compliance with Estate Agents Act 1980. This information was sourced from Pricefinder.

House

4 beds

2 baths

### Stockdale & Leggo Inverloch

2A A'Beckett Street,  
Inverloch VIC 3996

### Contact agents



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