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

17 ST ANDREWS DRIVE 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	\$695,000	or range between	&	
Median sale price				

(*Delete house or unit as applicable)

Median Price	\$847,000	Prop	erty type		House	Suburb	Ventnor
Period-from	01 Aug 2023	to	31 Jul 2	024	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
5 THE CREST VENTNOR VIC 3922	\$690,000	16-Oct-23
13 CADOGAN AVENUE VENTNOR VIC 3922	\$720,000	15-Aug-23
9 HASTINGS STREET VENTNOR VIC 3922	\$750,000	20-Apr-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: 08 August 2024

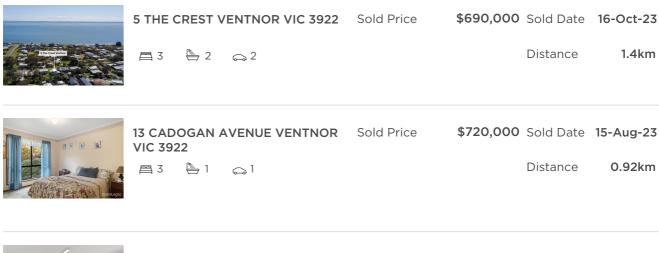


consumer.vic.gov.au



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CareLogic

9 HASTINGS STREET VENTNOR VIC 3922	Sold Price	\$750,000 Sold Date	20-Apr-23
萬 4		Distance	0.03km

RS = Recent sale UN = Undisclosed Sale

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