

STATEMENT OF INFORMATION

19 LYALL STREET, VENTNOR, VIC 3922

PREPARED BY CHASE WATTERS, ALEX SCOTT COWES, PHONE: 0423 272 819



STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



19 LYALL STREET, VENTNOR, VIC 3922

3 1 1

Indicative Selling Price

For the meaning of this price see consumer.vic.au/underquoting

Single Price: **\$440,000**

Provided by: Chase Watters, Alex Scott Cowes

MEDIAN SALE PRICE



VENTNOR, VIC, 3922

Suburb Median Sale Price (House)

\$462,500

01 January 2017 to 31 December 2017

Provided by: pricefinder

COMPARABLE PROPERTIES

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.



48 LYALL ST, VENTNOR, VIC 3922

3 2 1

Sale Price

\$485,000

Sale Date: 20/10/2017

Distance from Property: 308m



19 ALOHA DR, VENTNOR, VIC 3922

4 2 2

Sale Price

\$460,000

Sale Date: 27/09/2017

Distance from Property: 133m



8 HEYLEY AVE, VENTNOR, VIC 3922

3 2 2

Sale Price

\$418,500

Sale Date: 25/09/2017

Distance from Property: 254m



This report has been compiled on 19/02/2018 by Alex Scott Cowes. Property Data Solutions Pty Ltd 2018 - www.pricefinder.com.au

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7 ANGELINA AVE, VENTNOR, VIC 3922

3 1 2

Sale Price

\$372,000

Sale Date: 02/07/2017

Distance from Property: 93m



1 GLYNDON AVE, VENTNOR, VIC 3922

2 1 2

Sale Price

\$330,000

Sale Date: 18/04/2017

Distance from Property: 444m



Statement of Information

Single residential property located outside the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode

19 LYALL STREET, VENTNOR, VIC 3922

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Single Price:

\$440,000

Median sale price

Median price

\$462,500

House

X

Unit


Suburb

VENTNOR

Period

01 January 2017 to 31 December 2017

Source



Comparable property sales

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
48 LYALL ST, VENTNOR, VIC 3922	\$485,000	20/10/2017
19 ALOHA DR, VENTNOR, VIC 3922	\$460,000	27/09/2017
8 HEYLEY AVE, VENTNOR, VIC 3922	\$418,500	25/09/2017
7 ANGELINA AVE, VENTNOR, VIC 3922	\$372,000	02/07/2017

1 GLYNDON AVE, VENTNOR, VIC 3922	\$330,000	18/04/2017
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