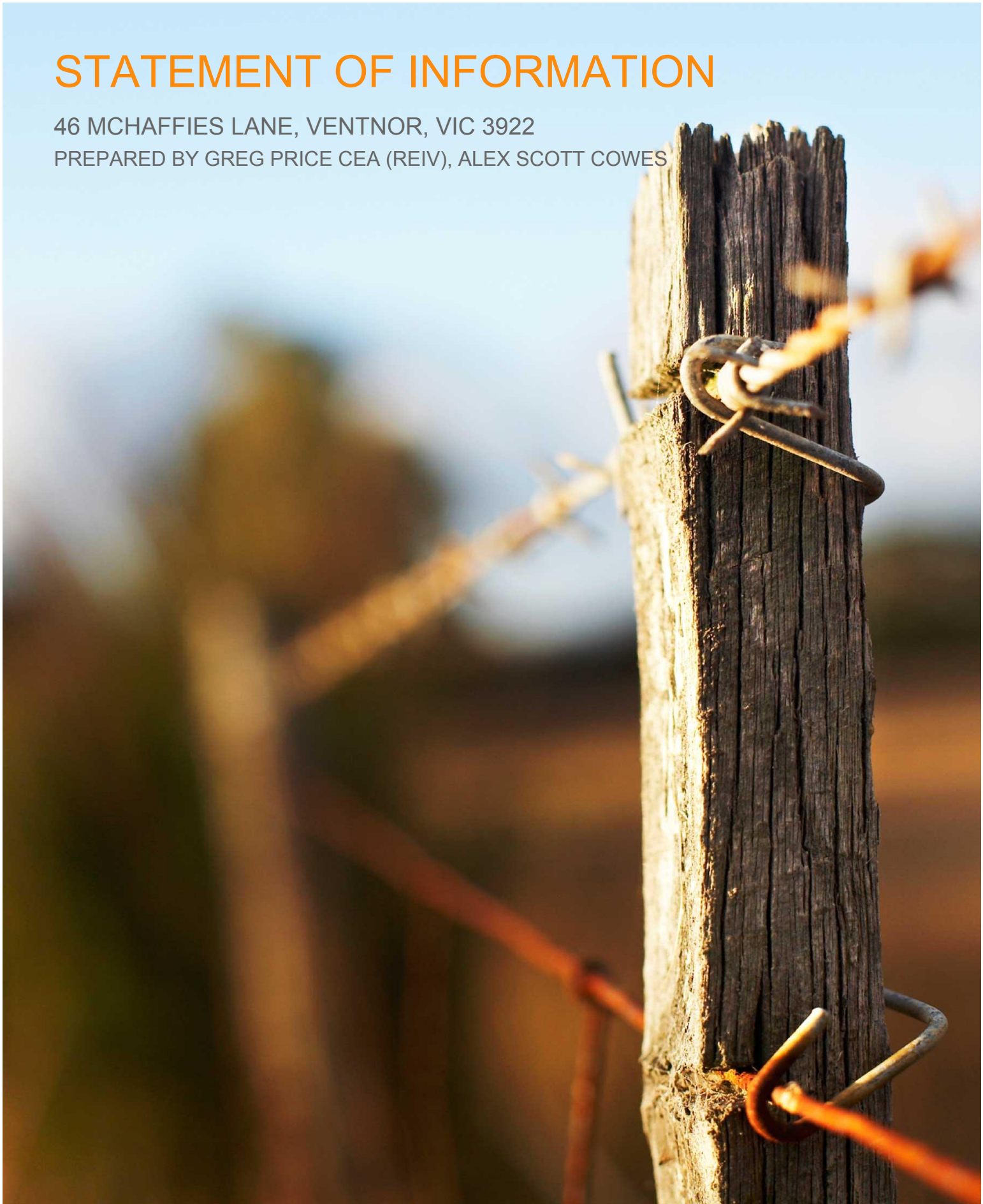


STATEMENT OF INFORMATION

46 MCHAFFIES LANE, VENTNOR, VIC 3922

PREPARED BY GREG PRICE CEA (REIV), ALEX SCOTT COWES



STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



46 MCHAFFIES LANE, VENTNOR, VIC 3922  4  2  6

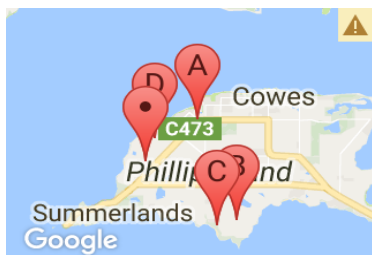
Indicative Selling Price

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

Price Range: \$1,300,000 to \$1,375,000

Provided by: Greg Price CEA (REIV), Alex Scott Cowes

MEDIAN SALE PRICE



VENTNOR, VIC, 3922

Suburb Median Sale Price (Other)

01 October 2016 to 30 September 2017

Provided by: 

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.



81 ANCHORAGE RD, VENTNOR, VIC 3922  4  2  2

Sale Price

\$1,250,000

Sale Date: 13/08/2016

Distance from Property: 3.6km



PYRAMID ROCK RD, VENTNOR, VIC 3922  -  1  -

Sale Price

\$1,999,000

Sale Date: 31/03/2016

Distance from Property: 5.8km



VICTORIA RD, VENTNOR, VIC 3922  -  -  -

Sale Price

\$1,000,000

Sale Date: 24/03/2016

Distance from Property: 5.2km



This report has been compiled on 07/12/2017 by Alex Scott Cowes. Property Data Solutions Pty Ltd 2017 - www.pricefinder.com.au

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34 BINGLEY CRES, VENTNOR, VIC 3922

 **3**  **1**  **1**

Sale Price

\$1,350,000

Sale Date: 02/04/2015

Distance from Property: 1.4km



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

46 MCHAFFIES LANE, VENTNOR, VIC 3922

Indicative selling price

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

Price Range: \$1,300,000 to \$1,375,000

Median sale price

Median price

House

Unit

Suburb

VENTNOR

Period

01 October 2016 to 30 September 2017

Source

 pricfinder

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
81 ANCHORAGE RD, VENTNOR, VIC 3922	\$1,250,000	13/08/2016
PYRAMID ROCK RD, VENTNOR, VIC 3922	\$1,999,000	31/03/2016
VICTORIA RD, VENTNOR, VIC 3922	\$1,000,000	24/03/2016
34 BINGLEY CRES, VENTNOR, VIC 3922	\$1,350,000	02/04/2015