

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

21 GROSSARD POINT ROAD 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

or range
between

\$629,000

&

\$679,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$800,000

Property type

House

Suburb

Ventnor

Period-from

01 Feb 2024

to

31 Jan 2025

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

| | | |
|--------------------------------------|-----------|-----------|
| 17 ST ANDREWS DRIVE VENTNOR VIC 3922 | \$650,000 | 09-Sep-24 |
| 5 THE CREST VENTNOR VIC 3922 | \$690,000 | 16-Oct-23 |
| 67 ANCHORAGE ROAD VENTNOR VIC 3922 | \$645,000 | 09-Apr-24 |

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 February 2025



17 ST ANDREWS DRIVE VENTNOR VIC 3922

Sold Price

\$650,000

Sold Date

09-Sep-24

 3  2  -

Distance

0.44km



5 THE CREST VENTNOR VIC 3922

Sold Price

\$690,000

Sold Date

16-Oct-23

 3  2  2

Distance

1.76km



67 ANCHORAGE ROAD VENTNOR VIC 3922

Sold Price

\$645,000

Sold Date

09-Apr-24

 3  2  2

Distance

2.36km

RS = Recent sale

UN = Undisclosed Sale

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