# Judith Stockdale Wright & Leggo

### STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980

## 13 HASTINGS STREET, VENTNOR, VIC 🛛 📇 3 🕒 1 😓 -

#### Indicative Selling Price

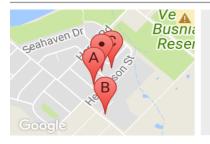
For the meaning of this price see consumer.vic.au/underquoting

Single Price:

\$399,000

Provided by: Joshua Dunstan, Judith Wright Stockdale & Leggo

### **MEDIAN SALE PRICE**



## VENTNOR, VIC, 3922

Suburb Median Sale Price (House)

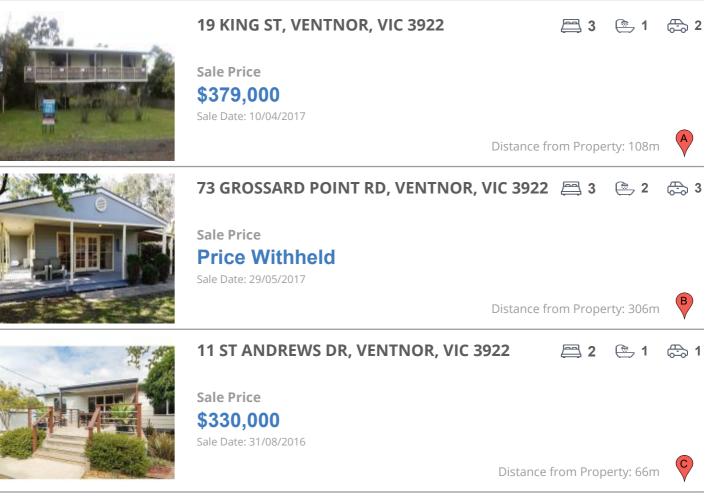
\$431,000

01 July 2016 to 30 June 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.



This report has been compiled on 24/07/2017 by Judith Wright Stockdale & Leggo. Property Data Solutions Pty Ltd 2017 - www.pricefinder.com.au

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## 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 13 HASTINGS STREET, VENTNOR, VIC 3922

#### Indicative selling price

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

Single Price:

\$399,000

#### Median sale price

Median price	\$431,000	House	Х	Unit	Suburb	VENTNOR
Period	01 July 2016 to 30 June 2017		Source	р	pricefinder	

#### **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
19 KING ST, VENTNOR, VIC 3922	\$379,000	10/04/2017
73 GROSSARD POINT RD, VENTNOR, VIC 3922	Price Withheld	29/05/2017
11 ST ANDREWS DR, VENTNOR, VIC 3922	\$330,000	31/08/2016

