

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.



19 KING ST, VENTNOR, VIC 3922

3 1 2

Sale Price

\$379,000

Sale Date: 10/04/2017

Distance from Property: 108m



73 GROSSARD POINT RD, VENTNOR, VIC 3922

3 2 3

Sale Price

Price Withheld

Sale Date: 29/05/2017

Distance from Property: 306m



11 ST ANDREWS DR, VENTNOR, VIC 3922

2 1 1

Sale Price

\$330,000

Sale Date: 31/08/2016

Distance from Property: 66m



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

© The State of Victoria. The State of Victoria owns the copyright in the Property Sales Data and reproduction of the data in any way without the consent of the State of Victoria will constitute a breach of the Copyright Act 1968 (Cth). The State of Victoria does not warrant the accuracy or completeness of the information contained in this report and any person using or relying upon such information does so on the basis that the State of Victoria accepts no responsibility or liability whatsoever for any errors, faults, defects or omissions in the information supplied.

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

X

Unit


Suburb

VENTNOR

Period

01 July 2016 to 30 June 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
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