

STATEMENT OF INFORMATION

22 BEMBRIDGE CRESCENT, VENTNOR, VIC 3922

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ALEX SCOTT
AND STAFF

Est. 1886

STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980

**22 BEMBRIDGE CRESCENT, VENTNOR,**

4 bedrooms, 2 bathrooms, 2 cars

Indicative Selling PriceFor the meaning of this price see consumer.vic.au/underquoting**\$469,000**

Provided by: Brian Silver, Alex Scott Cowes

SUBURB MEDIAN**VENTNOR, VIC, 3922**

Suburb Median Sale Price (House)

\$420,000

01 April 2016 to 31 March 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.

**43 LYMINGTON AVE, VENTNOR, VIC 3922**

3 bedrooms, 1 bathroom, 2 cars

Sale Price

\$430,000

Sale Date: 27/02/2017

Distance from Property: 204m

**6 DEVON AVE, VENTNOR, VIC 3922**

3 bedrooms, 2 bathrooms, 2 cars

Sale Price

\$470,500

Sale Date: 16/03/2016

Distance from Property: 221m

**9 VENTNOR BVD, VENTNOR, VIC 3922**

3 bedrooms, 2 bathrooms, 2 cars

Sale Price

\$470,000

Sale Date: 04/08/2015

Distance from Property: 60m



This report has been compiled on 02/06/2017 by Alex Scott Cowes. Property Data Solutions Pty Ltd 2017 - www.pricefinder.com.au

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36 FISHER ST, VENTNOR, VIC 3922

4 4 1

Sale Price

\$450,000

Sale Date: 14/11/2016

Distance from Property: 1.9km



7 KING ST, VENTNOR, VIC 3922

4 2 2

Sale Price

\$465,000

Sale Date: 15/03/2016

Distance from Property: 506m



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

22 BEMBRIDGE CRESCENT, VENTNOR, VIC 3922

Indicative selling price

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

Single Price / ~~Range~~

\$469,000

Median sale price

Median price

\$420,000

House

X

Unit

Suburb

VENTNOR

Period

01 April 2016 to 31 March 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
43 LYMINGTON AVE, VENTNOR, VIC 3922	\$430,000	27/02/2017
6 DEVON AVE, VENTNOR, VIC 3922	\$470,500	16/08/2016
9 VENTNOR BVD, VENTNOR, VIC 3922	\$470,000	04/08/2015
36 FISHER ST, VENTNOR, VIC 3922	\$450,000	14/11/2016