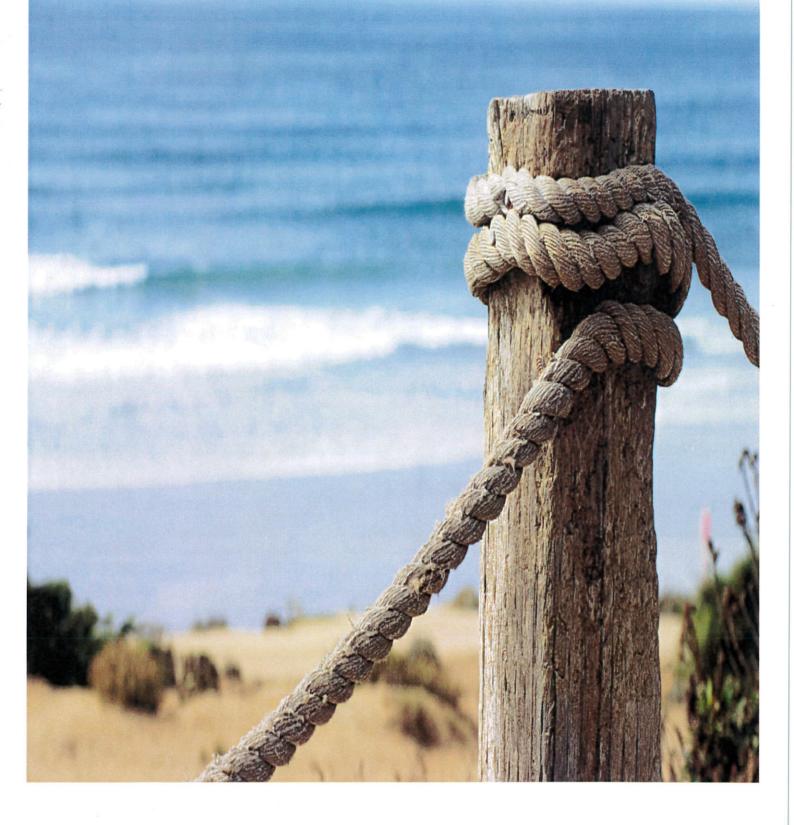
## STATEMENT OF INFORMATION

22 BEMBRIDGE CRESCENT, VENTNOR, VIC 3922

PREPARED BY BRIAN SILVER, ALEX SCOTT COWES, PHONE: 0407 347 509







#### STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



#### 22 BEMBRIDGE CRESCENT, VENTNOR,







Indicative Selling Price

For 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



#### 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







Sale Price

\$430,000

Sale Date: 27/02/2017

Distance from Property: 204m





#### 6 DEVON AVE, VENTNOR, VIC 3922







Sale Price

\$470.500

Sale Date: 16/03/2016

Distance from Property: 221m













\$470,000

Sale Date: 04/08/2015









#### 36 FISHER ST, VENTNOR, VIC 3922







Sale Price

\$450,000

Sale Date: 14/11/2016

Distance from Property: 1.9km





7 KING ST, VENTNOR, VIC 3922







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				
, and the second se					
Indicative selling price					
For the meaning of this price see consumer.vic.gov.au/underquoting					
Single Price / Renge	\$469,000				
Median sale price	j				
Median price	\$420,000 House X	Unit	Suburb VENTNOR		
Period	01 April 2016 to 31 March 2017	Source	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
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

