

# 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 41 Anita Crescent, Venus Bay Vic 3956  
Including suburb or locality and postcode

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$280,000 & \$300,000

### Median sale price

Median price \$250,000 Property Type Vacant land Suburb Venus Bay

Period - From 13/03/2023 to 12/03/2024 Source REIV

### 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
1	63 Condon Cr VENUS BAY 3956	\$312,000	23/10/2023
2	8 Jenkins St VENUS BAY 3956	\$310,000	19/01/2023
3	23 Mcindoe Av VENUS BAY 3956	\$282,000	08/09/2023

**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: 13/03/2024 11:31