

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

2 CONSTANCE CRESCENT, VENUS BAY, VIC 3956

Indicative selling price

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

Single Price:

\$369,000

Median sale price

Median price

\$285,000

House

☒

Unit

☐

Suburb

VENUS BAY

Period

01 April 2017 to 31 March 2018

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
45 LANDSCAPE DR, VENUS BAY, VIC 3956	*\$345,000	15/03/2018
13 CONSTANCE CRES, VENUS BAY, VIC 3956	\$355,000	27/04/2017
7 GRAHAM AVE, VENUS BAY, VIC 3956	\$369,000	26/04/2017