

STATEMENT OF INFORMATION

25 CADOGAN AVENUE, VENTNOR, VIC 3922

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STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



25 CADOGAN AVENUE, VENTNOR, VIC

3 2 2

Indicative Selling Price

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

\$479,000

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.



6 DEVON AVE, VENTNOR, VIC 3922

3 2 2

Sale Price

\$470,500

Sale Date: 16/08/2016

Distance from Property: 256m



36 FISHER ST, VENTNOR, VIC 3922

4 4 1

Sale Price

\$450,000

Sale Date: 14/11/2016

Distance from Property: 2.3km



7 KING ST, VENTNOR, VIC 3922

4 2 2

Sale Price

\$465,000

Sale Date: 15/03/2016

Distance from Property: 863m



This report has been compiled on 10/06/2017 by Alex Scott Cowes. Property Data Solutions Pty Ltd 2017 - www.pricefinder.com.au

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8 SHALFLEET AVE, VENTNOR, VIC 3922

 2  2  2

Sale Price

\$500,000

Sale Date: 03/04/2017

Distance from Property: 462m



9 BOAT CREEK RD, VENTNOR, VIC 3922

 5  3  2

Sale Price

\$500,000

Sale Date: 13/11/2016

Distance from Property: 1km



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

25 CADOGAN AVENUE, VENTNOR, VIC 3922

Indicative selling price

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

Single Price / Range

\$479,000

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
6 DEVON AVE, VENTNOR, VIC 3922	\$470,500	16/08/2016
36 FISHER ST, VENTNOR, VIC 3922	\$450,000	14/11/2016
7 KING ST, VENTNOR, VIC 3922	\$465,000	15/03/2016
8 SHALFLEET AVE, VENTNOR, VIC 3922	\$500,000	03/04/2017

9 BOAT CREEK RD, VENTNOR, VIC 3922

\$500,000

13/11/2016