Statement of Information Single residential property located outside the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Including suburb or locality and postcode

Address 2 Louis Road, Venus Bay Vic 3956

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting										
Range betweer	\$650,000		&		\$680,000					
Median sale pi	rice									
Median price	\$620,000	Pro	operty Type	Hou	se		Suburb	Venus Bay		
Period - From	01/01/2024	to	31/03/2024		So	urce	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.

Add	dress of comparable property	Price	Date of sale
1	46 Jupiter Blvd VENUS BAY 3956	\$680,000	22/12/2023
2	6 Anthony Av VENUS BAY 3956	\$650,000	06/03/2024
3	34 Zenner Dr VENUS BAY 3956	\$600,000	05/04/2024

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:

24/04/2024 10:19





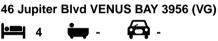




Rooms: 6 Property Type: House Land Size: 600 sqm approx Agent Comments

Indicative Selling Price \$650,000 - \$680,000 **Median House Price** March guarter 2024: \$620,000

Comparable Properties



6 Anthony Av VENUS BAY 3956 (REI/VG)

Price: \$680,000

Agent Comments



Method: Sale Date: 22/12/2023 Property Type: House (Res) Land Size: 794 sqm approx

Agent Comments



Price: \$650,000 Method: Private Sale Date: 06/03/2024 Property Type: House Land Size: 592 sqm approx

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34 Zenner Dr VENUS BAY 3956 (REI)



Agent Comments

Price: \$600,000 Method: Private Sale Date: 05/04/2024 Property Type: House Land Size: 730.01 sqm approx

Account - Hodges | P: 03 9557 7891 | F: 03 9557 6375



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