

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
Including suburb or
locality and postcode

2 Louis Road, Venus Bay Vic 3956

Indicative selling price

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

Range between \$650,000 & \$680,000

Median sale price

Median price \$620,000 Property Type House Suburb Venus Bay

Period - From 01/01/2024 to 31/03/2024 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	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



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

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

Comparable Properties

46 Jupiter Blvd VENUS BAY 3956 (VG)

Agent Comments

4 - -

Price: \$680,000
Method: Sale
Date: 22/12/2023
Property Type: House (Res)
Land Size: 794 sqm approx



6 Anthony Av VENUS BAY 3956 (REI/VG)

Agent Comments

4 2 -

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



34 Zenner Dr VENUS BAY 3956 (REI)

Agent Comments

4 2 -

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