

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 and
postcode

4 VENTNOR BOULEVARD VENTNOR VIC 3922

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

\$1,050,000

 or range between

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 &

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Median sale price

(*Delete house or unit as applicable)

Median Price

\$830,000

 Property type

House

 Suburb

Ventnor

Period-from

01 Sep 2022

 to

31 Aug 2023

 Source

Corelogic

Comparable property sales (*Delete A or B below as applicable)

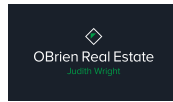
A* These are the three properties sold within five kilometres of the property for sale in the last 18 months that the estate agent or agent's representative considers to be most comparable to the property for sale.

Address of comparable property	Price	Date of sale
5 BOAT CREEK ROAD VENTNOR VIC 3922	\$1,170,000	11-Aug-23
3 HEYLEY AVENUE VENTNOR VIC 3922	\$960,000	09-Jun-23
2 REGENT DRIVE VENTNOR VIC 3922	\$915,000	29-Jan-23

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: 15 September 2023



OBrien Real Estate Judith Wright

M 03 5952 5100

E sales.cowes@obre.com.au



5 BOAT CREEK ROAD VENTNOR VIC 3922

4 3 3

Sold Price

^{RS} **\$1,170,000**

Sold Date

11-Aug-23

Distance

0.57km



3 HEYLEY AVENUE VENTNOR VIC 3922

3 1 2

Sold Price

\$960,000

Sold Date

09-Jun-23

Distance

2.33km



2 REGENT DRIVE VENTNOR VIC 3922

4 2 1

Sold Price

\$915,000

Sold Date

29-Jan-23

Distance

2.12km

RS = Recent sale

UN = Undisclosed Sale

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