

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

77 CANTERBURY ROAD VENUS BAY VIC 3956

Indicative selling price

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

Single Price

or range
between

\$599,000

&

\$648,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$584,500

Property type

House

Suburb

Venus Bay

Period-from

01 Apr 2021

to

31 Mar 2022

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

7 SATELLITE CRESCENT VENUS BAY VIC 3956	\$712,000	22-Nov-21
10 SATURN PARADE VENUS BAY VIC 3956	\$661,000	24-Dec-21

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.

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7 SATELLITE CRESCENT VENUS BAY VIC 3956

3 1 2

Sold Price **\$712,000** Sold Date **22-Nov-21**

Distance **1.41km**



10 SATURN PARADE VENUS BAY VIC 3956

3 1 2

Sold Price **\$661,000** Sold Date **24-Dec-21**

Distance **0.96km**

RS = Recent sale UN = Undisclosed Sale

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