

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 52 Atherton Drive, Venus Bay Vic 3956
Including suburb or locality and postcode

Indicative selling price

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

Single price \$325,000

Median sale price

Median price \$485,000

Property Type House

Suburb Venus Bay

Period - From 01/10/2020

to 31/12/2020

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	8 Dorothy St VENUS BAY 3956	\$345,000	29/06/2020
2	21 Graham Av VENUS BAY 3956	\$315,000	13/07/2020
3	141 Atherton Dr VENUS BAY 3956	\$300,000	18/11/2020

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:

19/02/2021 11:26



Property Type: House (Res)

Land Size: 627 sqm approx

Agent Comments

1 bedroom with potential 2nd if a 2nd living is not required.

Indicative Selling Price

\$325,000

Median House Price

December quarter 2020: \$485,000

Comparable Properties

8 Dorothy St VENUS BAY 3956 (VG)

Agent Comments



Price: \$345,000

Method: Sale

Date: 29/06/2020

Property Type: House (Res)

Land Size: 613 sqm approx



21 Graham Av VENUS BAY 3956 (VG)

Agent Comments



Price: \$315,000

Method: Sale

Date: 13/07/2020

Property Type: House (Res)

Land Size: 608 sqm approx



141 Atherton Dr VENUS BAY 3956 (REI/VG)

Agent Comments



Price: \$300,000

Method: Private Sale

Date: 18/11/2020

Property Type: House

Land Size: 634 sqm approx