

STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



12 KALINGA ROAD, OCEAN GROVE, VIC

3 2 3

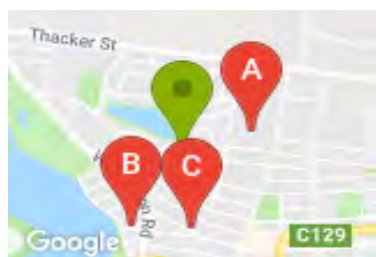
Indicative Selling Price

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

Price Range: \$785,000 to \$815,000

Provided by: David Villarosa, Villarosa Real Estate

MEDIAN SALE PRICE



OCEAN GROVE, VIC, 3226

Suburb Median Sale Price (House)

\$685,000

01 April 2018 to 31 March 2019

Provided by: pricefinder

COMPARABLE PROPERTIES

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.



13 RAVEN CL, OCEAN GROVE, VIC 3226

3 1 2

Sale Price

\$750,000

Sale Date: 04/11/2018

Distance from Property: 477m



7 LELEAN ST, OCEAN GROVE, VIC 3226

3 2 2

Sale Price

\$847,500

Sale Date: 29/11/2018

Distance from Property: 627m



27 THE TCE, OCEAN GROVE, VIC 3226

3 1 1

Sale Price

\$831,000

Sale Date: 02/12/2018

Distance from Property: 554m



This report has been compiled on 17/04/2019 by Villarosa Real Estate. Property Data Solutions Pty Ltd 2019 - www.pricefinder.com.au

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