



Statement of Information

Sections 47AF of the Estate Agents Act 1980

**16 Markham Drive,
OCEAN GROVE 3226**

House

3 beds

2 baths

2 parking

Indicative selling price

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

Range \$575,000 - \$615,000

Median sale price

Median **House** for **OCEAN GROVE** for period **Jan 2018 - Dec 2018**

Sourced from **Pricefinder**.

\$695,000

Comparable property sales

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 the most comparable to the property for sale.

32 Hocking Drive,
Ocean Grove 3226

Price \$595,000 Sold 16
December 2018

54 Oakdean Boulevard,
Ocean Grove 3226

Price \$605,000 Sold 26
November 2018

1 Ironwood Court,
Ocean Grove 3226

Price \$630,000 Sold 21
September 2018

Additional Information

Indicative selling price, median house price for the suburb and comparable sales information has been provided by the agent in compliance with Estate Agents Act 1980. This information was sourced from Pricefinder.

**Team 3216 Pty Ltd t/as
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