

STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



2/10 LOOKOUT ROAD, OCEAN GROVE,

 4  2  2

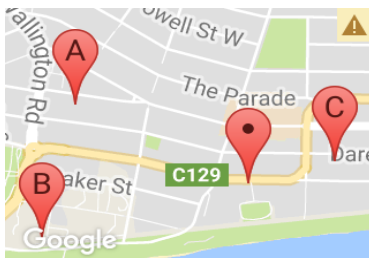
Indicative Selling Price

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

Price Range: \$890,000 to \$960,000

Provided by: Mel Pavic, Roncon Real Estate

MEDIAN SALE PRICE



OCEAN GROVE, VIC, 3226

Suburb Median Sale Price (Unit)

\$470,000

01 January 2017 to 30 June 2017

Provided by: 

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.



26 LELEAN ST, OCEAN GROVE, VIC 3226

 4  2  2

Sale Price

***\$1,100,000**

Sale Date: 08/06/2017

Distance from Property: 626m



7/5 THE ESP, OCEAN GROVE, VIC 3226

 4  2  2

Sale Price

\$1,070,000

Sale Date: 15/01/2017

Distance from Property: 698m



1/104 DARE ST, OCEAN GROVE, VIC 3226

 4  2  2

Sale Price

\$880,000

Sale Date: 04/05/2016

Distance from Property: 294m



This report has been compiled on 23/08/2017 by Roncon Real Estate. Property Data Solutions Pty Ltd 2017 - www.pricefinder.com.au

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Statement of Information

Single residential property located outside the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode

2/10 LOOKOUT ROAD, OCEAN GROVE, VIC 3226

Indicative selling price

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

Price Range:

\$890,000 to \$960,000

Median sale price

Median price

\$470,000

House

X

Unit

Suburb

OCEAN GROVE

Period

01 January 2017 to 30 June 2017

Source

 pricfinder

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 most comparable to the property for sale.

Address of comparable property	Price	Date of sale
26 LELEAN ST, OCEAN GROVE, VIC 3226	*\$1,100,000	08/06/2017
7/5 THE ESP, OCEAN GROVE, VIC 3226	\$1,070,000	15/01/2017
1/104 DARE ST, OCEAN GROVE, VIC 3226	\$880,000	04/05/2016