

campbell potts

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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 or
locality and postcode

Cabin 28, 6-14 The Terrace Ocean Grove 3226

Indicative selling price

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

Single price \$96,000

or range between

&

Median sale price

(*Delete house or unit as applicable)

Median price \$480,000

*House

*Unit

X

Suburb
or locality

Ocean Grove

Period - From June 2016

to May 2017

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

Cabin 1, 6-14 The Terrace Ocean Grove	\$136,000	15 th March 2017
2/25 Wallington Road Ocean Grove	\$265,000	13 th Sept 2016
2/26 Orton Street Ocean Grove	\$290,000	25 th Dec 2016

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.