

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

33 Aldebaran Road, Ocean Grove

Indicative selling price

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

Single price

\$

or range between

\$650,000

&

\$715,000

Median sale price

(*Delete house or unit as applicable)

Median price

\$685,000

*House

X

*Unit

Suburb
or locality

Ocean Grove

Period - From

Sept 2017

to

Oct 2018

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
4 Nautilus Court, Ocean Grove	\$720,000	26/04/2018
59 Aldebaran Road, Ocean Grove	\$685,000	10/04/2018
25 Aldebaran Road, Ocean Grove	\$670,000	30/11/2017

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.