

STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



4 BUNGARA COURT, OCEAN GROVE, VIC  5  2  2

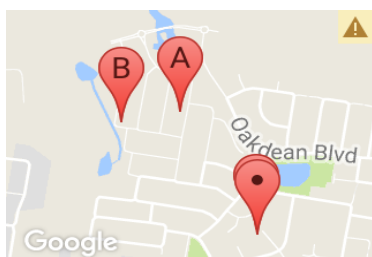
Indicative Selling Price

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

Price Range: \$710,000 to \$780,000

Provided by: Lauren Conlon, The Trustee for Pavilion Property Group Pty Ltd

MEDIAN SALE PRICE



OCEAN GROVE, VIC, 3226

Suburb Median Sale Price (House)

\$590,000

01 October 2016 to 30 September 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.



47 HEATHWOOD WAY, OCEAN GROVE, VIC  5  2  2

Sale Price

***\$725,000**

Sale Date: 25/07/2017

Distance from Property: 502m



8 SILVERWOOD PDE, OCEAN GROVE, VIC 3226  5  2  2

Sale Price

\$730,000

Sale Date: 07/01/2017

Distance from Property: 595m



5 BUNGARA CRT, OCEAN GROVE, VIC 3226  4  2  4

Sale Price

***\$757,500**

Sale Date: 12/09/2017

Distance from Property: 18m



This report has been compiled on 09/10/2017 by The Trustee for Pavilion Property Group Pty Ltd. 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

4 BUNGARA COURT, OCEAN GROVE, VIC 3226

Indicative selling price

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

Price Range:

\$710,000 to \$780,000

Median sale price

Median price

\$590,000

House

X

Unit

Suburb

OCEAN GROVE

Period

01 October 2016 to 30 September 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
47 HEATHWOOD WAY, OCEAN GROVE, VIC 3226	*\$725,000	25/07/2017
8 SILVERWOOD PDE, OCEAN GROVE, VIC 3226	\$730,000	07/01/2017
5 BUNGARA CRT, OCEAN GROVE, VIC 3226	*\$757,500	12/09/2017