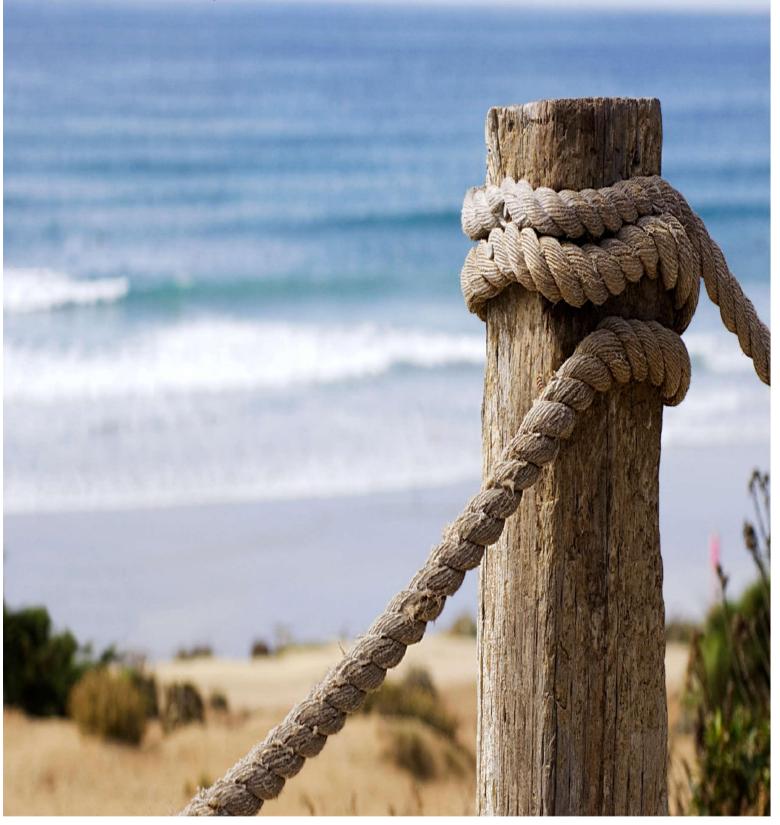
# STATEMENT OF INFORMATION

11 FIELD STREET N, OCEAN GROVE, VIC 3226

PREPARED BY ALICIA PLACE, PHONE: 0499 555 286







## STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



# 11 FIELD STREET N, OCEAN GROVE, VIC 🚐 3 🕒 - 😂 -







**Indicative Selling Price** 

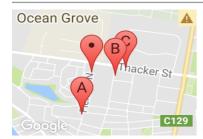
For the meaning of this price see consumer.vic.au/underquoting

**Price Range:** 

\$500,000 to \$550,000

Provided by: Alicia Place, The Trustee for Pavilion Property Group Pty Ltd

### **MEDIAN SALE PRICE**



# **OCEAN GROVE, VIC, 3226**

**Suburb Median Sale Price (House)** 

\$575,000

01 July 2016 to 30 June 2017

Provided by: **pricefinder** 

# **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.



# 72 FIELD ST, OCEAN GROVE, VIC 3226







Sale Price

\$540,000

Sale Date: 20/12/2016

Distance from Property: 610m





### 11 PRESIDENTS AVE, OCEAN GROVE, VIC 3226 🕮 3 🕒 2







Sale Price

\$525,000

Sale Date: 23/09/2016

Distance from Property: 312m





216 THACKER ST, OCEAN GROVE, VIC 3226







Sale Price

\$525.000

Sale Date: 01/08/2016

Distance from Property: 450m



# 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	
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#### Indicative selling price

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

Price Range: \$500,000 to \$550,000

#### Median sale price

Median price	\$575,000	House	X	Unit		Suburb	OCEAN GROVE
Period	01 July 2016 to 30 June 2017			Source	e	P	ricefinder

# 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
72 FIELD ST, OCEAN GROVE, VIC 3226	\$540,000	20/12/2016
11 PRESIDENTS AVE, OCEAN GROVE, VIC 3226	\$525,000	23/09/2016
216 THACKER ST, OCEAN GROVE, VIC 3226	\$525,000	01/08/2016

