

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

2 Mann Street, 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 \$935,000 & \$995,000

Median sale price

(*Delete house or unit as applicable)

Median price \$690,000 *House *Unit Suburb or locality Ocean Grove
 Period - From 1 March 2018 to 28 March 2019 Source Realestate.com.au

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
1. 7 Newcomb Street, Ocean Grove	\$1,240,000	08/09/2018
2. 20 Newcomb Street, Ocean Grove	\$1,060,000	14/12/2018
3. 4 Powell Street, Ocean Grove	\$940,000	28/03/2018