

# STATEMENT OF INFORMATION

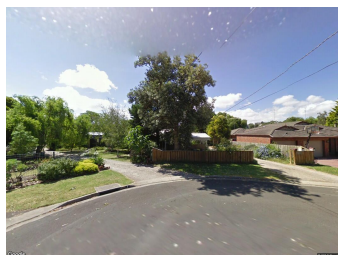
2/3 BREAKER COURT, OCEAN GROVE, VIC 3226

PREPARED BY THE TRUSTEE FOR PAVILION PROPERTY GROUP PTY LTD



## STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



**2/3 BREAKER COURT, OCEAN GROVE,**

 3  2  2

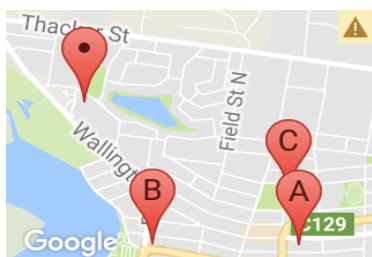
### Indicative Selling Price

For the meaning of this price see [consumer.vic.au/underquoting](http://consumer.vic.au/underquoting)

**Price Range: \$595,000 to \$650,000**

Provided by: Eliza Novak, The Trustee for Pavilion Property Group Pty Ltd

## MEDIAN SALE PRICE



**OCEAN GROVE, VIC, 3226**

Suburb Median Sale Price (Unit)

**\$447,500**

01 January 2018 to 31 March 2018

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.



**4/105 DARE ST, OCEAN GROVE, VIC 3226**

 3  2  2

Sale Price

**\*\*\$625,000**

Sale Date: 26/01/2018

Distance from Property: 1.7km



**5/5 ORTON ST, OCEAN GROVE, VIC 3226**

 4  2  1

Sale Price

**\$655,000**

Sale Date: 15/11/2017

Distance from Property: 1.1km



**1/79 POWELL ST, OCEAN GROVE, VIC 3226**

 2  1  1

Sale Price

**\*\$636,500**

Sale Date: 13/11/2017

Distance from Property: 1.5km



This report has been compiled on 10/04/2018 by The Trustee for Pavilion Property Group Pty Ltd. Property Data Solutions Pty Ltd 2018 - [www.pricefinder.com.au](http://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

2/3 BREAKER COURT, OCEAN GROVE, VIC 3226

Indicative selling price

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Price Range:

\$595,000 to \$650,000

Median sale price

Median price

\$447,500

House

Unit

X


Suburb

OCEAN GROVE

Period

01 January 2018 to 31 March 2018

Source



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
4/105 DARE ST, OCEAN GROVE, VIC 3226	**\$625,000	26/01/2018
5/5 ORTON ST, OCEAN GROVE, VIC 3226	\$655,000	15/11/2017
1/79 POWELL ST, OCEAN GROVE, VIC 3226	*\$636,500	13/11/2017