

STATEMENT OF INFORMATION

3/10 DRAPER STREET, OCEAN GROVE, VIC

PREPARED BY THE TRUSTEE FOR PAVILION PROPERTY GROUP PTY LTD



STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



3/10 DRAPER STREET, OCEAN GROVE,

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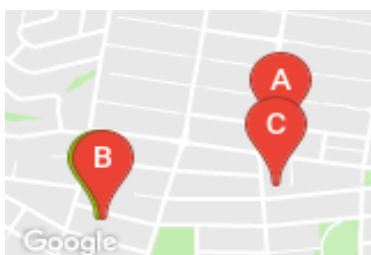
Indicative Selling Price

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

Price Range: \$365,000 to \$395,000

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

MEDIAN SALE PRICE



OCEAN GROVE, VIC, 3226

Suburb Median Sale Price (Unit)

\$627,000

01 April 2018 to 30 June 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.



2/55 MADELEY ST, OCEAN GROVE, VIC

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Sale Price

\$390,000

Sale Date: 31/08/2017

Distance from Property: 650m



2/10 DRAPER ST, OCEAN GROVE, VIC

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Sale Price

\$380,000

Sale Date: 27/04/2018

Distance from Property: 8m



2/69 EGGLESTON ST, OCEAN GROVE, VIC

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Sale Price

\$385,000

Sale Date: 15/09/2017

Distance from Property: 587m



This report has been compiled on 20/07/2018 by The Trustee for Pavilion Property Group Pty Ltd. Property Data Solutions Pty Ltd 2018 - 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

Property offered for

Address
Including suburb and

3/10 DRAPER STREET, OCEAN GROVE, VIC

Indicative selling price

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

Price Range:

\$365,000 to \$395,000

Median sale price

Median price

\$627,000

House

Unit

X

Suburb

OCEAN GROVE

Period

01 April 2018 to 30 June 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	Price	Date of sale
2/55 MADELEY ST, OCEAN GROVE, VIC 3226	\$390,000	31/08/2017
2/10 DRAPER ST, OCEAN GROVE, VIC 3226	\$380,000	27/04/2018
2/69 EGGLESTON ST, OCEAN GROVE, VIC 3226	\$385,000	15/09/2017