

## 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

23 Eggleston Street Ocean Grove

#### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single price

\$760,000

or range between

\$\*

&

\$

#### Median sale price

(\*Delete house or unit as applicable)

Median price

\$565,000

\*House

x

\*Unit

Suburb  
or locality

Ocean Grove

Period - From

May 2016

to

April 2017

Source

Corelogic

#### 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 4 Abalone Court Ocean Grove  | \$750,000 | May 2017     |
| 2 13 Lowe Street Ocean Grove   | \$710,000 | March 2017   |
| 3 22 Wyatt Street Ocean Grove  | \$903,000 | Jan 2016     |

OR

**B\*** The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within five kilometres of the property for sale in the last 18 months.