

STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



7 WATTLESIDE DRIVE, OCEAN GROVE,

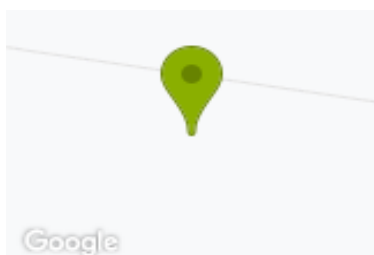


Indicative Selling Price

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

Single Price: \$389,000

MEDIAN SALE PRICE



OCEAN GROVE, VIC, 3226

Suburb Median Sale Price (Vacant Land)

\$366,500

01 January 2020 to 31 December 2020

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.



SEASCAPE DR, OCEAN GROVE, VIC 3226



Sale Price

***\$394,900**

Sale Date: 19/11/2020

Distance from Property: 362m



SEASCAPE DR, OCEAN GROVE, VIC 3226



Sale Price

***\$385,900**

Sale Date: 19/11/2020

Distance from Property: 362m



SHOREBREAK WAY, OCEAN GROVE, VIC 3226



Sale Price

***\$374,900**

Sale Date: 19/10/2020

Distance from Property: 405m

This report has been compiled on 21/01/2021 by Villarosa Real Estate. Property Data Solutions Pty Ltd 2021 - 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

Instructions: The instructions in this box do not form part of this Statement of Information and are not required to be included in the completed Statement of Information for the property being offered for sale.
The Director of Consumer Affairs Victoria has approved this form of the Statement of Information for section 47AF of the *Estate Agents Act 1980*.
The estate agent or agent's representative engaged to sell the property is required to prepare this Statement of Information. It must be used when **a single residential property located outside the Melbourne metropolitan area** is being offered for sale. The Determination setting out the local government areas that comprise the Melbourne metropolitan area is published on the Consumer Affairs Victoria website at **consumer.vic.gov.au/underquoting**.
The indicative selling price in this Statement of Information may be expressed as a single price, or as a price range with the difference between the upper and lower amounts not more than 10% of the lower amount.
This Statement of Information must be provided to a prospective buyer within two business days of a request and displayed at any open for inspection for the property for sale.

Property offered for

Address
Including suburb and

7 WATTLESIDE DRIVE, OCEAN GROVE, VIC 3226

Indicative selling price

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

Single Price: \$389,000

Median sale price

Median price

\$366,500

Property type

Vacant Land

Suburb

OCEAN GROVE

Period

01 January 2020 to 31 December 2020

Source

 pricfinder

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

Address of comparable	Price	Date of sale
SEASCAPE DR, OCEAN GROVE, VIC 3226	*\$394,900	19/11/2020
SEASCAPE DR, OCEAN GROVE, VIC 3226	*\$385,900	19/11/2020
SHOREBREAK WAY, OCEAN GROVE, VIC 3226	*\$374,900	19/10/2020

This Statement of Information was prepared

21/01/2021