

STATEMENT OF INFORMATION

32 LAKE AVENUE, 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



32 LAKE AVENUE, OCEAN GROVE, VIC

 4  2  2

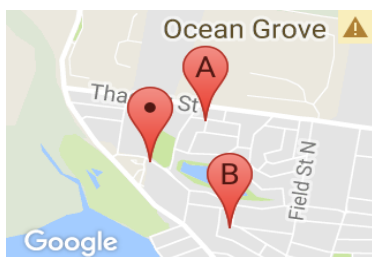
Indicative Selling Price

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

Single Price: \$845,000

Provided by: Alicia Place, The Trustee for Pavilion Property Group Pty Ltd

MEDIAN SALE PRICE



OCEAN GROVE, VIC, 3226

Suburb Median Sale Price (House)

\$656,000

01 October 2017 to 31 December 2017

Provided by: 

COMPARABLE PROPERTIES

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.



2 FOAM ST, OCEAN GROVE, VIC 3226

 3  2  2

Sale Price

***\$946,000**

Sale Date: 28/02/2018

Distance from Property: 455m



20 ASBURY ST, OCEAN GROVE, VIC 3226

 4  2  3

Sale Price

****\$950,000**

Sale Date: 22/11/2017

Distance from Property: 699m



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

32 LAKE AVENUE, OCEAN GROVE, VIC 3226

Indicative selling price

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

Single Price:

\$845,000

Median sale price

Median price

\$656,000

House

X

Unit

Suburb

OCEAN GROVE

Period

01 October 2017 to 31 December 2017

Source



Comparable property sales

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.

Address of comparable property	Price	Date of sale
2 FOAM ST, OCEAN GROVE, VIC 3226	*\$946,000	28/02/2018
20 ASBURY ST, OCEAN GROVE, VIC 3226	**\$950,000	22/11/2017