

STATEMENT OF INFORMATION

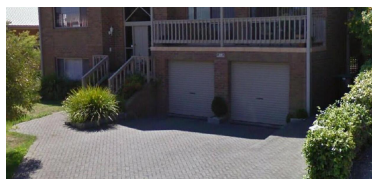
29 CRUICKSHANK AVENUE, OCEAN GROVE, VIC 3226

PREPARED BY THE TRUSTEE FOR PAVILION PROPERTY GROUP PTY LTD



STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



29 CRUICKSHANK AVENUE, OCEAN

 4  3  2

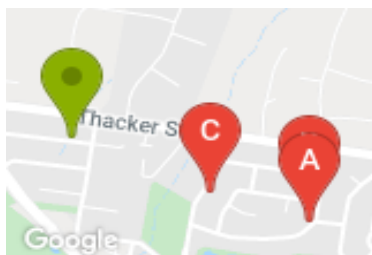
Indicative Selling Price

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

Price Range: \$745,000 to \$795,000

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

MEDIAN SALE PRICE



OCEAN GROVE, VIC, 3226

Suburb Median Sale Price (House)

\$682,500

01 July 2019 to 30 September 2019

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.



43 RIVIERA CRES, OCEAN GROVE, VIC 3226

 3  2  2

Sale Price

\$770,000

Sale Date: 12/04/2019

Distance from Property: 829m



40 MERMAID AVE, OCEAN GROVE, VIC 3226

 4  1  3

Sale Price

\$770,000

Sale Date: 23/04/2019

Distance from Property: 807m



23 BLUE WATERS DR, OCEAN GROVE, VIC 3226

 3  2  2

Sale Price

\$778,000

Sale Date: 09/10/2018

Distance from Property: 492m



This report has been compiled on 14/10/2019 by The Trustee for Pavilion Property Group Pty Ltd. Property Data Solutions Pty Ltd 2019 - 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

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.

It is recommended that the address of the property being offered for sale be checked at services.land.vic.gov.au/landchannel/content/addressSearch before being entered in this Statement of Information.

Property offered for sale

Address
Including suburb and
postcode

29 CRUICKSHANK AVENUE, OCEAN GROVE, VIC 3226

Indicative selling price

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

Price Range:

\$745,000 to \$795,000

Median sale price

Median price

\$682,500

Property type

House

Suburb

OCEAN GROVE

Period

01 July 2019 to 30 September 2019

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

43 RIVIERA CRES, OCEAN GROVE, VIC 3226	\$770,000	12/04/2019
40 MERMAID AVE, OCEAN GROVE, VIC 3226	\$770,000	23/04/2019
23 BLUE WATERS DR, OCEAN GROVE, VIC 3226	\$778,000	09/10/2018

This Statement of Information was prepared on:

14/10/2019