

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

30 Surfers Avenue, Ocean Grove

Indicative selling price

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

Single price	<input type="text"/>	or range between	<input type="text" value="\$620,000"/>	&	<input type="text" value="\$680,000"/>
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Median sale price

(*Delete house or unit as applicable)

Median price	<input type="text" value="620,000"/>	*House	<input type="text" value="x"/>	*Unit	<input type="text"/>	Suburb or locality	<input type="text" value="Ocean Grove"/>
Period - From	<input type="text" value="01/01/2017"/>	to	<input type="text" value="17/01/2017"/>	Source	<input type="text" value="Realestate.com.au"/>		

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
3 spray Street , Ocean Grove	\$666,000	05/12/2017
25 Alderbaran Road, Ocean Grove	\$670,000	30/11/2017
16 Dolphin Court, Ocean Grove	\$685,000	13/11/2017

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.