# Statement of Information Single residential property located outside the Melbourne metropolitan area

### Section 47AF of the Estate Agents Act 1980

## Property offered for sale

Address Including suburb and postcode

124 Thacker Street Ocean Grove VIC 3226

#### Indicative selling price

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

Single Price	or range between	\$880,000	&	\$930,000
Median sale price				
(*Delete house or unit as applicable)				

Median Price	\$845,000	Prope	erty type	ty type House		Suburb	Ocean Grove
Period-from	01 Jul 2020	to	30 Jun 2	2021	021 Source Core		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		
4 Elva Road Ocean Grove VIC 3226	\$895,000	23-Nov-20	
53 Lake Avenue Ocean Grove VIC 3226	\$920,000	11-Feb-20	
21 Madeley Street Ocean Grove VIC 3226	\$880,000	28-Aug-20	

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.

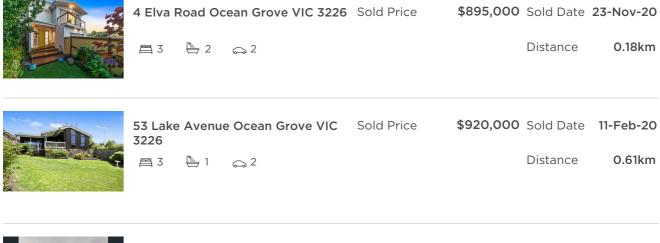
This Statement of Information was prepared on: 28 July 2021



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21 Made 3226	eley Stro	eet Ocean Grove VIC	Sold Price	\$880,000	Sold Date	28-Aug-20
<b>=</b> 3	1 🖳	ç 2			Distance	0.87km

#### RS = Recent sale UN = Undisclosed Sale

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