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 ourb and postcode	38 Marlin Drive, Ocean Grove, VIC 3226									
Indicative selling price										
For the meaning of this price see consumer.vic.gov.au/underquoting										
Single price					e betv	ween	\$1,000,000		&	\$1,100,000
price										
\$875,00	0		Pro	perty typ	е Но	ouse		Suburb	OCEAN G	ROVE
22/04/20	21	to	19/10/	2021	So	urce	price_find	ler		
	Address purb and postcode elling pr g of this pr gle price price \$875,00	Address purb and postcode 38 March 200 March 2	Address purb and postcode 38 Marlin Delling price g of this price see consugle price price \$875,000	Address purb and postcode 38 Marlin Drive, O elling price g of this price see consumer vice gle price price \$875,000 Pro	Address purb and postcode 38 Marlin Drive, Ocean G elling price g of this price see consumer.vic.gov.au/ gle price price \$875,000 Property typ	Address purb and postcode 38 Marlin Drive, Ocean Grove, elling price g of this price see consumer.vic.gov.au/unde gle price price \$875,000 Property type Ho	Address purb and postcode 38 Marlin Drive, Ocean Grove, VIC 3 Elling price g of this price see consumer.vic.gov.au/underquotingle price price \$875,000 Property type House	Address ourb and postcode 38 Marlin Drive, Ocean Grove, VIC 3226 Elling price g of this price see consumer.vic.gov.au/underquoting gle price price \$875,000 Property type House	Address purb and postcode 38 Marlin Drive, Ocean Grove, VIC 3226 Elling price g of this price see consumer.vic.gov.au/underquoting gle price or range between \$1,000,000 price \$875,000 Property type House Suburb	Address ourb and oostcode 38 Marlin Drive, Ocean Grove, VIC 3226 Elling price g of this price see consumer.vic.gov.au/underquoting gle price or range between \$1,000,000 & price \$875,000 Property type House Suburb OCEAN G

Comparable property sales

The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.

Ac	ldress of comparable property	Price	Date of sale
1	125 Aldebaran Road Ocean Grove Vic 3226	\$1,100,000	28/05/2021
2	3 Sheraton Court, Ocean Grove VIC 3226	\$1,055,000	20/09/2021
3	18 Pembroke Road, Ocean Grove VIC 3226	\$1,058,000	06/08/2021

This Statement of Information was prepared on: 19/10/2021

