

STATEMENT OF INFORMATION

2/10 DRAPER STREET, 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



2/10 DRAPER STREET, OCEAN GROVE,

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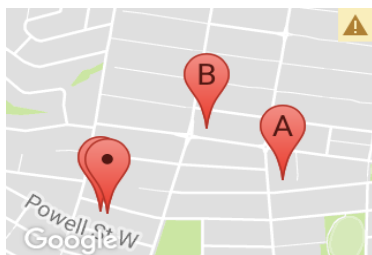
Indicative Selling Price

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

Price Range: \$385,000 to \$395,000

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

MEDIAN SALE PRICE



OCEAN GROVE, VIC, 3226

Suburb Median Sale Price (Unit)

\$460,000

01 January 2018 to 31 March 2018

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.



2/69 EGGLESTON ST, OCEAN GROVE, VIC 3226

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Sale Price

\$385,000

Sale Date: 15/09/2017

Distance from Property: 580m



6/43 PRESIDENTS AVE, OCEAN GROVE, VIC

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Sale Price

\$400,000

Sale Date: 31/05/2017

Distance from Property: 444m



2/6 DRAPER ST, OCEAN GROVE, VIC 3226

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Sale Price

\$387,000

Sale Date: 19/09/2016

Distance from Property: 23m



This report has been compiled on 17/04/2018 by The Trustee for Pavilion Property Group Pty Ltd. Property Data Solutions Pty Ltd 2018 - 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

Property offered for sale

Address
Including suburb and
postcode

2/10 DRAPER STREET, OCEAN GROVE, VIC 3226

Indicative selling price

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

Price Range:

\$385,000 to \$395,000

Median sale price

Median price

\$460,000

House

Unit

X

Suburb

OCEAN GROVE

Period

01 January 2018 to 31 March 2018

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
2/69 EGGLESTON ST, OCEAN GROVE, VIC 3226	\$385,000	15/09/2017
6/43 PRESIDENTS AVE, OCEAN GROVE, VIC 3226	\$400,000	31/05/2017
2/6 DRAPER ST, OCEAN GROVE, VIC 3226	\$387,000	19/09/2016