

## 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

6/1-3 Callistemon Court, Ocean Grove

### Indicative selling price

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

Single price

or range between

\$600,000

&

\$660,000

### Median sale price

(\*Delete house or unit as applicable)

Median price

\$687,500

\*House

X

\*Unit

Suburb  
or locality

Ocean Grove

Period - From

1<sup>st</sup> April 2018

to

31<sup>st</sup> March 2019

Source

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 |
|----------------------------------|-----------|--------------|
| 2/41 Draper Street, Ocean Grove  | \$630,000 | 04/04/2019   |
| 1/30-32 Dare Street, Ocean Grove | \$600,000 | 16/02/2019   |
| 5/21 Hodgson Street, Ocean Grove | \$699,500 | 12/02/2019   |

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.