

STATEMENT OF INFORMATION

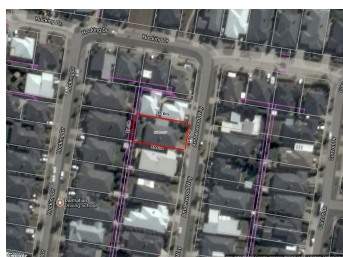
13 AMBERWOOD WAY, OCEAN GROVE, VIC 3226

PREPARED BY THE TRUSTEE FOR PAVILION PROPERTY GROUP PTY LTD



STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



13 AMBERWOOD WAY, OCEAN GROVE,



Indicative Selling Price

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

Price Range: \$690,000 to \$750,000

Provided by: Alicia Place, The Trustee for Pavilion Property Group Pty Ltd

MEDIAN SALE PRICE



OCEAN GROVE, VIC, 3226

Suburb Median Sale Price (House)

\$690,000

01 October 2017 to 31 December 2017

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.



7 AMBERWOOD WAY, OCEAN GROVE, VIC



Sale Price

\$685,000

Sale Date: 10/02/2017

Distance from Property: 54m



45 HOCKING DR, OCEAN GROVE, VIC



Sale Price

\$737,000

Sale Date: 07/10/2017

Distance from Property: 79m



16 LILLY PILLY MEWS, OCEAN GROVE, VIC



Sale Price

\$720,000

Sale Date: 07/10/2017

Distance from Property: 408m



This report has been compiled on 16/01/2018 by The Trustee for Pavilion Property Group Pty Ltd. Property Data Solutions Pty Ltd 2018 - www.pricefinder.com.au

© The State of Victoria. The State of Victoria owns the copyright in the Property Sales Data and reproduction of the data in any way without the consent of the State of Victoria will constitute a breach of the Copyright Act 1968 (Cth). The State of Victoria does not warrant the accuracy or completeness of the information contained in this report and any person using or relying upon such information does so on the basis that the State of Victoria accepts no responsibility or liability whatsoever for any errors, faults, defects or omissions in the information supplied.

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

13 AMBERWOOD WAY, OCEAN GROVE, VIC 3226

Indicative selling price

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

Price Range:

\$690,000 to \$750,000

Median sale price

Median price

\$690,000

House

X

Unit

Suburb

OCEAN GROVE

Period

01 October 2017 to 31 December 2017

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
7 AMBERWOOD WAY, OCEAN GROVE, VIC 3226	\$685,000	10/02/2017
45 HOCKING DR, OCEAN GROVE, VIC 3226	\$737,000	07/10/2017
16 LILLY PILLY MEWS, OCEAN GROVE, VIC 3226	\$720,000	07/10/2017