bellarine property

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

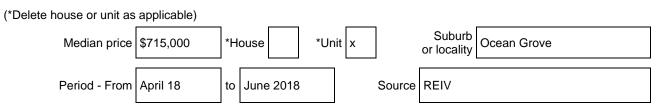
2/4 Wyatt Street, Ocean Grove

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	\$585,000	&	\$640,000	

Median sale price



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
3/66 Thacker St, Ocean Grove	\$690,000	30.12.17
3 /4-6 Driftwood Street, Ocean Grove	\$662,500	11.5.2018
4/4 Wyatt Street, Ocean Grove	\$620,000	21.7.2017