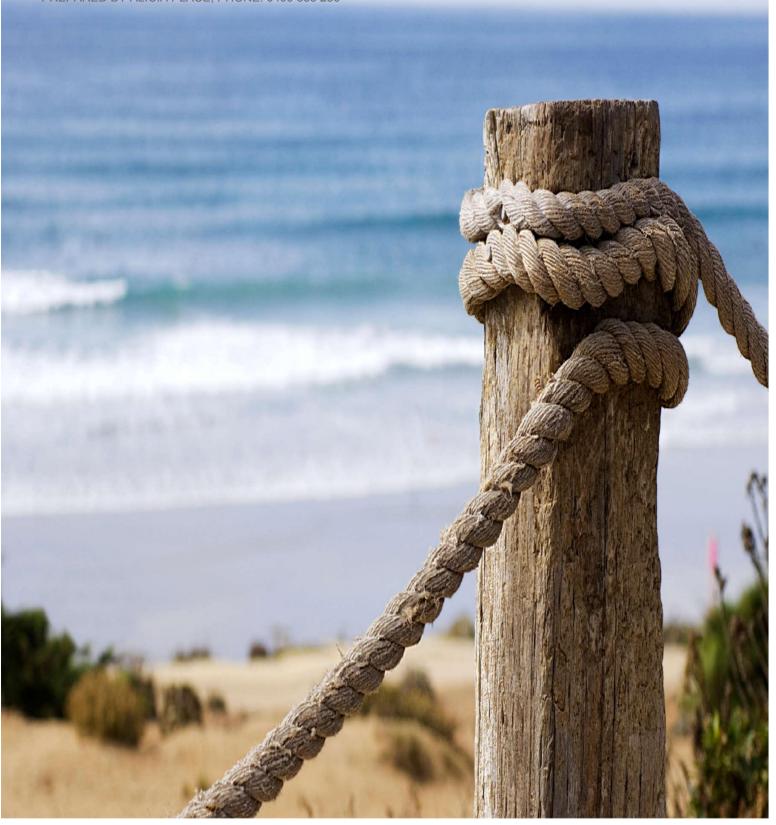
STATEMENT OF INFORMATION

79 OCEAN THROUGHWAY, OCEAN GROVE, VIC 3226

PREPARED BY ALICIA PLACE, PHONE: 0499 555 286







STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



79 OCEAN THROUGHWAY, OCEAN







Indicative Selling Price

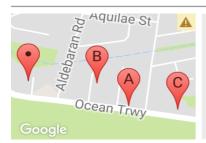
For the meaning of this price see consumer.vic.au/underquoting

Price Range:

\$880,000 to \$950,000

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

MEDIAN SALE PRICE



OCEAN GROVE, VIC, 3226

Suburb Median Sale Price (House)

\$575,000

01 July 2016 to 30 June 2017

Provided by: **pricefinder**

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.



109 OCEAN THRU, OCEAN GROVE, VIC 3226







Sale Price

\$880,000

Sale Date: 08/12/2016

Distance from Property: 336m





8 ACHENAR CRT, OCEAN GROVE, VIC 3226







Sale Price

\$930,000

Sale Date: 25/02/2016

Distance from Property: 222m





125 OCEAN THRU, OCEAN GROVE, VIC 3226







Sale Price

\$935.000

Sale Date: 05/07/2016

Distance from Property: 494m



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 79 OCEAN THROUGHWAY, OCEAN GROVE, VIC 3226

Indicative selling price

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

Price Range: \$880,000 to \$950,000

Median sale price

Median price	\$575,000	House	X	Unit	Suburb	OCEAN GROVE	
Period	01 July 2016 to 30 June 2017			Source	p	pricefinder	

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
109 OCEAN THRU, OCEAN GROVE, VIC 3226	\$880,000	08/12/2016
8 ACHENAR CRT, OCEAN GROVE, VIC 3226	\$930,000	25/02/2016
125 OCEAN THRU, OCEAN GROVE, VIC 3226	\$935,000	05/07/2016

