Statement of Information Single residential property located outside the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Including suburb or locality and postcode

Address 5 Hillson Grove, Ocean Grove Vic 3226

Indicative selling price

| For the meaning of this price see consumer.vic.gov.au/underquoting | | | | | | | | | |
|--|---------------|-----|---------------|--|-------------|------|--------|-------------|--|
| Range betwee | n \$1,800,000 | | & | | \$1,980,000 | | | | |
| Median sale price | | | | | | | | | |
| Median price | \$890,000 | Pro | Property Type | | House | | Suburb | Ocean Grove | |
| Period - From | 01/04/2021 | to | 30/06/2021 | | So | urce | REIV | | |

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.

| Ado | dress of comparable property | Price | Date of sale |
|-----|--------------------------------------|-------------|--------------|
| 1 | 52 Woodlands Dr OCEAN GROVE 3226 | \$2,400,000 | 24/09/2020 |
| 2 | 36-40 Yellow Gum Dr OCEAN GROVE 3226 | \$2,260,000 | 20/04/2021 |
| 3 | 52-54 Yellow Gum Dr OCEAN GROVE 3226 | \$2,175,000 | 13/05/2021 |

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.

This Statement of Information was prepared on:

14/09/2021 13:27









Property Type: Divorce/Estate/Family Transfers Land Size: 4303 sqm approx Agent Comments Indicative Selling Price \$1,800,000 - \$1,980,000 Median House Price June quarter 2021: \$890,000

Comparable Properties

| 52 Woodlands Dr OCEAN GROVE 3226 (VG) 3 | Agent Comments |
|--|----------------|
| 36-40 Yellow Gum Dr OCEAN GROVE 3226 (REI) 4 2 8 Price: \$2,260,000 Method: Private Sale Date: 20/04/2021 Property Type: House Land Size: 3622 sqm approx | Agent Comments |
| 52-54 Yellow Gum Dr OCEAN GROVE 3226 (REI) 4 2 2 2 Price: \$2,175,000 Method: Private Sale Date: 13/05/2021 Property Type: House Land Size: 5046 sqm approx | Agent Comments |

Account - RT Edgar | P: 03 5255 4099 | F: 03 5255 4326





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