

# STATEMENT OF INFORMATION

28 RODITIS DRIVE, OCEAN GROVE, VIC 3226

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## STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



**28 RODITIS DRIVE, OCEAN GROVE, VIC**

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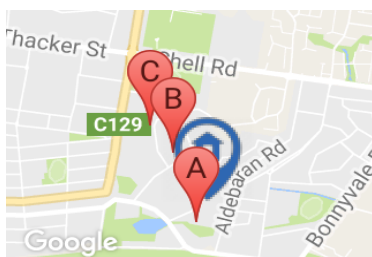
**Indicative Selling Price**

For the meaning of this price see [consumer.vic.au/underquoting](http://consumer.vic.au/underquoting)

**\$575,000 to \$625,000**

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

## SUBURB MEDIAN



**OCEAN GROVE, VIC, 3226**

**Suburb Median Sale Price (House)**

**\$565,000**

01 April 2016 to 31 March 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.



**10 RACHEL CRT, OCEAN GROVE, VIC 3226**

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**Sale Price**

**\$610,000**

Sale Date: 15/12/2016

Distance from Property: 166m



**56 MARLIN DR, OCEAN GROVE, VIC 3226**

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**Sale Price**

**\$575,000**

Sale Date: 26/09/2016

Distance from Property: 412m



**1 TAILOR CL, OCEAN GROVE, VIC 3226**

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**Sale Price**

**\$622,000**

Sale Date: 05/11/2016

Distance from Property: 654m



This report has been compiled on 31/05/2017 by The Trustee for Pavilion Property Group Pty Ltd. Property Data Solutions Pty Ltd 2017 - [www.pricefinder.com.au](http://www.pricefinder.com.au)

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## 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

28 RODITIS DRIVE, OCEAN GROVE, VIC 3226

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Single Price / Range

\$575,000 to \$625,000

### Median sale price

Median price

\$565,000

House

X

Unit

Suburb

OCEAN GROVE

Period

01 April 2016 to 31 March 2017

Source

  
pricfinder

### 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 |
|--------------------------------------|-----------|--------------|
| 10 RACHEL CRT, OCEAN GROVE, VIC 3226 | \$610,000 | 15/12/2016   |
| 56 MARLIN DR, OCEAN GROVE, VIC 3226  | \$575,000 | 26/09/2016   |
| 1 TAILOR CL, OCEAN GROVE, VIC 3226   | \$622,000 | 05/11/2016   |