

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

13 Trident Court, Ocean Grove VIC 3226

Indicative selling price

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

range between

\$705,000

&

\$775,000

Median sale price

Median price

\$560,500

*House

X

Suburb
or locality

Ocean Grove

Period - From

February 16

to

January 17

Source

RP Data

Comparable property sales

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
1. 37 Halibut Avenue, Ocean Grove VIC 3226	\$ 750,000	01/02/2017
2. 22 Canis Crescent, Ocean Grove VIC 3226	\$ 705,000	05/12/2016
3. 17 Sunrise Close, Ocean Grove VIC 3226	\$ 760,000	31/01/2017