

Statement of Information

Single residential property located outside the Melbourne metropolitan areaSections 47AF of the *Estate Agents Act 1980***Property offered for sale**Address
Including suburb or
locality and postcode

14 Coramba Street, Ocean Grove

Indicative selling priceFor the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single price

or range between

\$725,000

&

\$795,000

Median sale price

(*Delete house or unit as applicable)

Median price

\$715,000

*House

x

*Unit

Suburb
or locality

Ocean Grove

Period - From

APRIL 18

to

JUNE 18

Source

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.

Address of comparable property	Price	Date of sale
6 La Bella Street, Ocean Grove	\$757,000	24/01/2018
12 Yarrow Street, Ocean Grove	\$750,000	11/01/2018
9 Marmion Circuit, Ocean Grove	\$851,000	6/07/2018